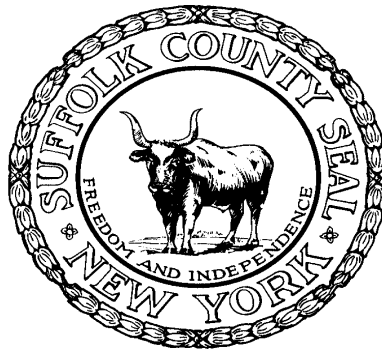


# **Industrial / Commercial Incentives Plan**



**Suffolk County Industrial and Commercial Incentive Board**

**Revised November 2001**

**Suffolk County Industrial and Commercial Incentive Board**

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S.C. Department of Economic Development

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Suffolk County Legislature

John Parker representing Minority Leader PostalSuffolk County Legislature



## Preface

In November 1993 the Long Island Regional Planning Board released a segment of the Year 2020 Plan entitled, *Strategic Economic Development Plan*. This report identified those key industries and other economic activities that were deemed desirable for location and development on Long Island.

This study was a partial response to the economic downturn occasioned several years earlier by the significant cutbacks in defense-related manufacturing. The federal government's actions directly contributed to the loss of over 100,000 prime jobs in both counties. It was, therefore, of major concern that pro-active steps be taken to promote Long Island's industrial base.

Suffolk County Executive Robert J. Gaffney and Deputy County Executive for Economic Development, George Gatta, recognized the serious nature of the economic problems facing Suffolk County and commenced a number of steps to reverse the loss of manufacturing jobs. One element of their strategy was to enable the towns to be more competitive in attracting desirable job growth. In particular, the County Executive requested that the Presiding Officer introduce Resolution 1985-94, which resulted in positive action by the Suffolk County Legislature in creating Local Law No. 9-1995, which provided for the establishment of an Industrial and Commercial Incentive Board (see Appendix B).

The purpose of this Board was to encourage the towns and villages in Suffolk County to participate in a program whereby they would identify those commercial and industrial activities that each town or village felt was in their best interests by providing the inducement of a ten year tax abatement program on a sliding scale. The participating municipalities agreed to work with their local school districts since such support was vital to the success of the program.

The staff of the of the Long Island Regional Planning Board, in cooperation with the Suffolk County Department of Economic Development, then worked with the various towns in the development of this plan. Six of the ten towns have participated. Each town's plan is included in this document. Additionally, the Villages of Patchogue and Port Jefferson have devised plans for inclusion.

The format of this report contains an initial summary, which identifies all of the relevant demographic data and the various strategic industries ranked by Standard Industrial Classification (SIC) code.

We commend the Suffolk Legislature for their leadership in supporting this effort.

May 1998

Lee E. Koppelman

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## **Introduction**

Pursuant to New York State Chapter 305 of 1994 (Appendix B) and Suffolk County legislative Resolution No. 48-1995 (Appendix C) the creation of the Industrial/Commercial Incentive Board (I.C.I.B.) was in response to an identified need to improve the ability of our municipalities to deliver economic development services to strategic industries. The enabling legislation authorizes townships and villages to grant tax incentives to spur selective growth and job generation within their jurisdiction. These incentives authorized are intended for use by the County's small business sector as their access to similar programs through Industrial Development agencies is limited by project size.

The I.C.I.B. has recommended that the following accelerated exemption schedule be applied to those eligible industries and jurisdictions identified within this plan.

<b>Year of Exemption</b>	<b>Percentage of Exemption</b>
1	50
2	50
3	50
4	40
5	30
6	20
7	10
8	10
9	10
10	5

It is further recommended that application of this schedule be necessary to encourage targeted economic development, create or retain permanent private sector jobs and that there be a need to provide employment opportunities and broaden the tax base; and that application be limited to projects where the cost of construction, alteration or improvement exceeds the sum of \$50,000.00; and provide that such exemptions are restricted pursuant to subdivision ten of Chapter 305 of the laws of 1994 of the State of New York.

Each of the participating townships/villages has selected strategic industries identified by the Standard Industrial Classification (S.I.C.), which represent potential growth in keeping with their individual goals/plans.

Further, they have denoted the geographic locations and specific schedule of incentives to be applied.

Subsequent to the development of the township plans contained within this report, contact was established with the Village governments in Suffolk to assess their interest in participating. At present, plans have been developed for the villages of Patchogue and Port Jefferson.

## History

Growth: The majority of the growth on Long Island occurred after 1950, beginning in Nassau County and spreading into Suffolk. While Nassau (including Levittown) had doubled its population to over 600,000 persons by the end of that decade, Suffolk's growth percentage was 141 percent, with a population increase of nearly 400,000 people. In 1950 Suffolk's population was over 276,000 increasing to 666,000 by 1960. The following decade continued this trend with the County population increasing to over a million (1,124,950). More moderate increases, occurred in the decades that followed. The 1990 population count showed 1.3 million people living in Suffolk County.

Since the most dramatic economic changes have been experienced during the last decade (1980-1990), the economic patterns and demographic data for this period, including available information on the impacts of corporate downsizing and mergers directly affecting Long Island, should be reviewed.

Employment The U.S. Census Bureau's *County Business Patterns* reports show a strong increase in Suffolk County employment through almost all of the 1980s, followed by a decline during the 1990s. In 1980 Suffolk County had just under 300,000 jobs, not counting government workers or self-employment. This total rose by 27 percent, or 80,000 jobs, between 1980 and 1985. From 1985 to 1990 there was another net increase of 20 percent, or 76,000 jobs, although employment actually peaked in 1989 and declined thereafter. For the decade as a whole, employment increased by 52 percent. Between 1990 and 1992 the county experienced a modest 5 percent drop in employment, losing 22,000 jobs.

Different economic sectors fared differently during the past decade. Seeming to follow a national pattern, manufacturing employment increased by 10 percent between 1980 and 1985, but then declined by 17 percent between 1985 and 1992. The reversal is attributable mainly to a decline in the defense sector. Defense accounted for 40 percent of manufacturing employment on Long Island at its peak. Defense contractors and suppliers have been hard hit by cutbacks in Department of Defense spending. Transportation and utilities employment increased by 55 percent during the 1980s and then leveled off. Wholesale trade employment increased even more strongly, by 73 percent, and then leveled off after 1990. Retail employment increased by 42 percent during the 1980s, but the absolute increase in the number of jobs was much greater in this large sector than in others with larger percentage increases; the county gained 30,000 retail jobs during the decade. Retail employment is extremely sensitive to downturns in the economy, the sector declined by 7,000 jobs (7 percent) between 1990 and 1992. Finance, insurance, and real estate employment continued to expand even beyond 1990. Service sector employment experienced the most dramatic gains during the 1990s, more than doubling, for an increase of 75,000 jobs, and it has continued to inch up. Personal and business service employment declined after 1990, but educational and health services continued to expand.

Although county-level employment information from the Census Bureau is not available for any year more recent than 1992, U.S. Department of Labor information supplied to the LIRPB reveal that employment in the two-county Long Island region bottomed out in 1992, but that there has been a slight recovery since then. While the past three years have seen growth in health and social services, there has been an additional 18 percent decline in employment in durable goods manufacturing.

### **Opportunities**

Growth The technologies in which Long Island possesses competitive advantages are advanced materials, electronics and information systems, future manufacturing systems and the life sciences. Advanced materials such as ceramics offer high-temperature strength and corrosion resistance characteristics needed in products used at very high temperatures. New technologies relating to electronics and information systems include advanced semiconductor devices, digital imaging technology, high-density data storage, high performance computing, and optoelectronics. Future manufacturing processes will be dramatically changed by artificial intelligence, flexible computer integrated manufacturing, and sensor technology. In the life sciences, advances in biotechnology will lead to the production of high value added biological products on a commercial scale. Emerging markets for this technology include pharmaceuticals, foods, flavors and fragrances, agricultural chemicals, and pollution abatement. Advances in medical diagnostic technology include cellular-level sensors, medical imaging, targeted pharmaceuticals and fiber optic probes.

Employment The pursuit of economic growth and its resultant employment opportunities is the impetus behind the pursuit of the Industrial and Commercial Incentive Plan. Key to its success is the participation by local governments in determining the types of business and industry which they wish to apply the incentives to in approaching their needs for a balanced economy. The application of finite incentive resources to specifically identified business activities should maximize the return on that investment back to the municipality in additional revenues and employment opportunities with salaries reflective of the Suffolk County cost of living.

## Appendix A

### Town Analysis

Each town, while a similar governmental structure, has similar as well as different social economic characteristics. Existing land uses differ as well as the availability of vacant land to accommodate new uses. The following tables enable a comparison of many aspects of the County by town.

**Table 1-A**  
**Population Summary - U.S. Census**  
**Historic Population by County**

<u>Town</u>	<u>1960</u>	<u>1970</u>	<u>1980</u>	<u>1990</u>	LILCO Estimate % Change	
					<u>1/1/96</u>	<u>1990-1996</u>
Huntington	126,221	199,486	201,512	191,474	189,825	- 1.0
Babylon	142,309	204,256	203,483	202,940	205,009	+1.0
Islip	172,959	278,880	298,897	299,587	303,093	+1.2
Smithtown	50,347	114,657	116,663	113,406	113,489	0
Brookhaven	109,900	245,260	365,015	407,977	421,492	+3.3
Riverhead	14,519	18,909	20,243	23,011	23,815	+3.5
Southampton	27,095	36,154	43,146	45,351	46,732	+3.0
Southold	13,295	16,804	19,172	19,836	20,373	+2.7
East Hampton	8,827	10,980	14,029	16,132	16,504	+2.3
Shelter Island	1,312	1,644	2,071	2,263	2,305	+1.8
Total County	666,784	1,127,030	1,284,231	1,321,977	1,342,637	+1.6

As indicated in Table 1A, Suffolk's population is essentially stable. From 1990 to 1996 Brookhaven had the largest growth in numbers (13,515). Riverhead had the greatest percentage growth (3.5). Smithtown showed virtually no growth, and Huntington declined by one percent (1,649 persons). Brookhaven had 65 percent of the County's growth.

While population is increasing minimally, household formation continues at a more rapid pace. In the County, households increased by 3.9 percent (16,591).

### Household Data

Table 2A shows that all towns experienced household growth - even Huntington (1,453) and Smithtown (1,284) increased households.

**Table 2A**  
**Year-Round Households**

<u>Town</u>	<u>1980 Census</u>	LILCO <u>1990 Census</u>	<u>1996 Estimate</u>
Huntington	60,142	62,841	64,294
Babylon	61,097	64,506	66,417
Islip	84,881	89,726	92,958
Smithtown	31,986	35,565	36,849
Brookhaven	109,266	129,137	135,981
Riverhead	7,492	8,736	9,138
Southampton	16,747	18,164	19,011
Southold	7,461	8,125	8,471
East Hampton	5,760	6,882	7,124
Shelter Island	887	1,017	1,047
Total Suffolk	385,719	424,699	441,290

All towns experienced a decline in household size; the reason for the disparity between population and households. See Table 3A.

**Table 3A**  
**Household Size**

<u>Town</u>	<u>1980 Census</u>	LILCO <u>1990 Census</u>	<u>1996 Estimate</u>
Huntington	3.28	3.00	2.92
Babylon	3.29	3.10	3.05
Islip	3.42	3.26	3.21
Smithtown	3.53	3.10	3.00
Brookhaven	3.26	3.07	3.01
Riverhead	2.62	2.55	2.53
Southampton	2.51	2.41	2.38
Southold	2.54	2.42	2.38
East Hampton	2.41	2.32	2.30
Shelter Island	2.31	2.23	2.20
Suffolk County	3.25	3.04	2.98

## Age

Characteristics of the population are important when evaluating the potential labor force, including age cohorts and educational levels.

The Census Bureau analyzes employment for those age 16 or over. Practically most persons enter the labor force at 18, upon high school graduation, or at 22 after college. While many persons work beyond the normal retirement age of 65, the available labor force typically is 18 to 65. Table 4A shows major age cohorts by town, taken from the 1990 Census. Generally, as shown on Table 4A, 65 percent of the population is available for the labor force.

**Table 4A**  
**Age Cohorts by Town**

<u>Town</u>	<u>All Persons</u>	<u>Under 5 Years</u>	<u>5-17 Years</u>	<u>18 Years and Over</u>	<u>65 Years and Over</u>	<u>Percentage of Population 18-65</u>	<u>Median Age</u>
Babylon	202,889	14,879	33,022	154,988	22,117	65	33.0
Brookhaven	407,915	30,895	79,626	297,394	39,113	63	31.6
East Hampton	16,132	997	2,143	12,992	2,892	63	40.1
Huntington	191,474	11,697	32,171	147,606	20,462	66	36.1
Islip	299,587	22,286	54,582	222,719	26,389	66	32.1
Riverhead	23,011	1,506	3,718	17,787	4,728	57	38.7
Shelter Island	2,263	99	275	1,889	658	54	48.7
Smithtown	113,406	6,941	18,735	87,730	11,832	67	35.9
Southampton	45,351	2,619	6,383	36,349	8,666	61	39.0
Southold	19,836	1,030	2,984	15,822	4,860	55	43.1
Suffolk County	1,321,864	92,949	233,639	995,276	141,717	64	33.5

Source: 1990 U.S. Census of Population

## Education

Table 5A reveals that Suffolk residents are well educated. Three-quarters of all persons over 25 have a high school degree or better. When considering college graduates or higher (23.0%), Babylon has the lowest percentage (15.3%), while Huntington is highest at 37.3 percent.



**Table 5A**  
**Educational Attainment of**  
**Persons Aged 25 and Over, 1990**

<u>Town</u>	<u>% High School Graduate or Higher</u>	<u>% Bachelor's Degree or Higher</u>
Babylon	78.9	15.3
Brookhaven	82.0	21.0
East Hampton	84.8	32.0
Huntington	87.7	37.3
Islip	79.9	17.4
Riverhead	74.7	17.0
Shelter Island	89.6	34.8
Smithtown	86.4	31.0
Southampton	81.5	25.4
Southold	83.0	22.1
Suffolk County	82.2	23.0

Source: 1990 U.S. Census

### Housing Costs

The cost of housing is a concern to both employers and employees. Table 6A provides data on median housing value and median rents as provided by the 1990 Census. The median rent county-wide was \$696. Most rents were over \$500, but less than \$1,000.

**Table 6A**  
**Value of Housing and Rent (median)**

<u>Town</u>	<u>1990 Median Value</u>	<u>1990 Median Rent</u>
Babylon	\$ 156,700	\$ 814
Brookhaven	147,200	795
East Hampton	222,200	885
Huntington	230,300	810
Islip	152,400	820
Riverhead	157,900	668
Shelter Island	251,200	702
Smithtown	197,400	846
Southampton	196,300	741
Southold	188,900	665
Suffolk County	165,900	802

In many cases one business or industry feeds on another. Commercial uses provide services for industry, industries sub-contract work to others and warehouses store raw materials and finished products. Therefore, it is important to understand the existing industries within the County. Table 1 indicates data from the 1990 U.S. Census, on how the over 600,000 county residents were employed by major occupational categories, by town. Table 2 presents the same employment totals in a different form - by industry. Table 1 further analyzes employment by percent white collar and percent blue collar. County wide, 63.3 percent of employees are white collar. This is significant when searching for additional employers to locate in Suffolk.

### **Journey to Work**

County residents are typical suburban employees. They are most constrained by their residence location. They move freely between towns, counties and even off Long Island. These patterns are shown on Tables 3 and 4. Clearly, there is a preference for a job on Long Island, 86.7 percent work here, and 71.6 percent work in Suffolk.

Tables 3 and 4 show an interaction between communities.

### **Major Employment Centers**

The 1990 Census identified 12 major concentrations of employment in Suffolk County (not necessarily Suffolk residents).

Table 5 shows the number of work trips (not employees) and their occupations. It further emphasizes the white collar employment of Suffolk County.

These major employment centers are supported by the State, County, and local road systems. Ninety-three percent of the trips are made by auto (252,632); only 3,297 trips are made by bus.

A conclusion can be reached that the auto is the selected mode of travel. The census found that the median travel time ranged from 17.4 minutes to 26.9 minutes. Typical time utilizing a bus was over 32 minutes. Therefore, automobiles are essential to the labor force of Suffolk County.

Table 1

**Major Occupational Categories, 1990, by Town**  
**Number of Persons by Occupation**

Town	MANAGERIAL & PROFESSIONAL SPECIALTY OCCUPATNS.	TECHNICAL, SALES & ADMIN. SUPPORT		SERVICE OCCUPATIONS		FARMING FOREST & PRODUCT. FISHING CRAFT & REPAIR		OPERATORS, FABRICATORS, & LABORERS		Total		% White Collar		% Blue Collar		
		Professional & Managerial	Professional Specialty	Technical & Related Support	Sales	Admin Support	Private Household	Protect Service	Svc. Exec. Prof&House	Mach Op Assemb.	Trans& Mat Move	Handlers Helpers				
Babylon	11,891	11,073	3,349	12,162	22,275	284	3,487	10,390	855	14,259	5,609	5,071	3,222	103,927	58.5	27.1
Brookhaven	24,340	32,262	8,332	24,263	35,375	378	6,050	19,501	2,289	24,572	7,093	8,412	6,560	199,427	62.5	23.4
Huntington	18,209	21,302	3,302	16,250	15,013	437	1,993	7,163	1,110	8,571	2,304	2,196	2,197	100,047	74.0	15.3
Islip	18,786	18,826	5,442	18,122	28,557	419	4,846	14,831	1,560	20,152	9,080	6,795	5,861	153,277	58.5	27.3
Riverhead	1,227	1,441	488	1,044	1,656	56	217	1,087	464	1,217	397	535	385	10,214	57.3	24.8
Southampton	2,519	3,716	563	2,745	3,051	212	530	2,083	1,032	2,953	550	745	543	21,242	59.3	22.6
Southold	910	1,413	280	1,160	1,251	35	157	906	327	1,121	246	360	349	8,515	58.9	24.4

**Table 2**  
**Employment by Industry by Town**

	Suffolk County Total	Babylon	Brookhaven	Huntington	Islip	Riverhead	Southampton	Southold
INDUSTRY - EMPLOYED PERS. 16 YRS & >	665,182	103,927	199,427	100,047	153,277	21,234	21,234	8,515
Agriculture, forestry & fisheries	9,294	780	2,462	1,393	1,570	552	1,109	325
Mining	412	28	194	59	56	6	13	13
Construction	45,328	6,802	14,255	5,997	9,646	756	2,390	750
Manufacturing, nondurable goods	31,818	6,031	7,712	4,913	9,119	333	544	229
Manufacturing, durable goods	65,010	11,205	17,694	9,157	18,473	718	798	536
Transportation	37,607	8,340	11,137	3,645	10,224	354	937	392
Communications & other public utilities	18,950	3,448	5,607	2,460	5,010	219	388	198
Wholesale trade	33,317	6,100	8,804	5,512	8,185	358	695	298
Retail Trade	106,383	15,778	33,537	15,362	23,756	1,580	3,912	1,620
Finance, insurance, and real estate	55,720	10,180	13,445	11,039	11,756	687	1,538	747
Business and repair services	33,768	6,046	9,525	5,484	7,528	511	927	304
Personal services	13,698	2,049	3,753	2,062	2,773	336	757	222
Entertainment and recreation services	8,042	1,067	2,524	1,424	1,482	97	341	128
Health services	63,354	9,233	19,972	9,413	14,646	929	1,737	846
Educational services	65,653	7,133	23,588	10,655	12,831	1,065	2,104	848
Other professional and related services	41,748	5,031	12,555	8,188	7,742	913	1,744	538
Public administration	35,080	4,676	12,663	3,284	8,480	800	1,300	521

**Table 3**  
**Place of Work of Long Island Residents**  
**1990, By Number**

<u>Town or City</u>	Same <u>Town</u>	Same <u>County</u>	Long <u>Island</u>	Off Long <u>Island</u>	<u>Total</u>
Babylon	33,817	58,666	82,812	18,907	101,719
Brookhaven	89,051	159,550	177,780	17,822	195,602
East Hampton	5,567	6,978	7,094	870	7,964
Huntington	39,859	56,710	80,258	18,284	98,542
Islip	58,985	107,458	129,398	20,743	150,141
Riverhead	4,988	9,459	9,808	280	10,088
Shelter Island	650	905	930	105	1,035
Smithtown	14,450	40,835	50,475	8,035	58,510
Southampton	12,125	19,246	19,618	1,375	20,993
Southold	5,152	7,989	8,138	257	8,395
Suffolk County	264,644	467,796	566,311	86,678	652,989

Source: 1990 U.S. Census

**Table 4**  
**Place of Work of Long Island Residents**  
**1990, By Percent**

<u>Town or City</u>	Same <u>Town</u>	Same <u>County</u>	Long <u>Island</u>	Off Long <u>Island</u>	<u>Total</u>
Babylon	33.2	57.7	81.4	18.6	100.0
Brookhaven	45.5	81.6	90.9	9.1	100.0
East Hampton	69.9	87.6	89.1	10.9	100.0
Huntington	40.4	57.5	81.4	18.6	100.0
Islip	39.3	71.6	86.2	13.8	100.0
Riverhead	49.4	93.8	97.2	2.8	100.0
Shelter Island	62.8	87.4	89.9	10.1	100.0
Smithtown	24.7	69.8	86.3	13.7	100.0
Southampton	57.8	91.7	93.5	6.5	100.0
Southold	61.4	95.2	96.9	3.1	100.0
Suffolk County	40.5	71.6	86.7	13.3	100.0

Source: 1990 U.S. Census

**Table 5**  
**Occupations in Major Employment Centers**

<u>Employment Center</u>	<u>Exec, Mgr.</u>	<u>Prof.-Specalty</u>	<u>Tech. &amp; Related</u>	<u>Sales</u>	<u>Clerical</u>	<u>Service</u>	<u>Skilled Craft</u>	<u>Other Blue Collar</u>	<u>All Other</u>	<u>Total Work Trips</u>
Huntington Area	11	17	3	18	18	13	10	8	2	28,646
Melville Area	18	14	5	12	28	6	7	10	*	38,923
Deer Park Area	15	12	4	10	19	7	16	16	1	15,034
Babylon Area	10	14	2	17	18	15	11	11	2	17,616
Amityville Area	12	15	3	12	18	13	12	14	1	15,339
Hauppauge Area	18	14	5	10	23	7	10	13	*	32,629
Brentwood/Central Islip Area	10	16	3	11	17	15	12	15	1	30,049
Bay Shore Area	11	12	2	16	17	9	13	19	1	15,662
Stony Brook Area	10	28	7	8	17	14	7	7	2	23,927
Port Jefferson Area	9	22	3	12	19	19	10	6	*	11,945
Patchogue Area	11	16	2	16	23	15	9	7	1	15,795
Bohemia/Lake Ronkonkoma Area	14	12	6	9	20	8	14	16	1	25,964
Total Work trips (#)	35,545	42,760	11,026	33,867	55,152	29,769	28,240	32,376	2,794	271,529
Total Work trips (%)	13	16	4	13	20	11	10	12	1	100

\*Less than 0.5%

Source: 1990 Census Transportation Planning Package

## Strategic Industries

The Long Island Regional Planning Board (L.I.R.P.B.) has identified strategic industries. They were selected on the basis of three criteria:

1) the current number of jobs in these industries in Suffolk County; and 2) the quality of jobs in these industries as indicated by relative salary levels; 3) the potential for job growth.

Employment levels were considered crucial on the assumption that once a certain level of employment is attained in a given industry, agglomeration economics (linkages between firms in that industry) will lock in past growth and spur future growth. Since Suffolk's cost-of-living is relatively high, average annual salary was also considered critical in qualifying a given industry as a "strategic" industry.

The first step was to analyze Suffolk's current employment base in 2-digit industry detail and to compute the annual salaries associated with each industry (Table 13). This was done using the New York State Labor Department's insured employment series as of the fourth quarter of 1996. This series includes employment in establishments covered by unemployment insurance. The results are shown on Table 14. Table 13 shows Suffolk's dominant industries and their salaries. Each of the industries in this table accounted for at least two percent of total Suffolk County employment in 1996. Collectively they generated 232,624 jobs, or 47 percent of Suffolk employment. In 1996, the average annual salary in Suffolk was \$34,046. Eight of the twelve dominant industries identified in Table 13 were characterized by salaries above this amount.

The next step was to identify strategic industries in greater industry detail. *County Business Patterns*, published by the U.S. Census Bureau, shows employment levels, wages and firm size for each industry in 3-digit and 4-digit industry detail as of 1995 (Table 15). The selection criterion was average annual wage. This implies that the key factor in deciding whether or not tax abatement should be granted is the quality of jobs likely to be created. That is, the higher the salaries, the more money is likely to be injected into the Suffolk economy, and the greater the multiplier effect. This criterion is one-sided because it doesn't include the "social" need for given industries in Suffolk. For example, day care is a vitally needed service. However, this industry pays relatively low wages. At some point in the process, the committee may wish to consider "social need" in defining strategic industries.

Based on the salary criterion alone, the following strategic industries having growth potential are identified (Table 14). The salary threshold was \$35,000 or more.

**Table 6**  
**Suffolk's Dominant Industries and Their Average Annual Salaries**  
**Compared with Desired SICs by Town**  
**Fourth Quarter, 1996**

<u>SH</u>	<u>Code Industry</u>	<u>SIC</u> <u>Jobs</u>	<u>No. of average</u> <u>Annual Salary</u>	<u>BA</u>	<u>BR</u>	<u>HU</u>	<u>IS</u>	<u>RV</u>	<u>SH</u>	<u>SD</u>
17	Special Trade Contractors	19,234	\$ 37,757							x
27	Printing & Publishing	9,481	41,540		x	x	x		x	
35,37	Industrial Machinery, Trans. Equip.	11,032	46,611	x	x	x	x	x		
36	Electrical & Electronic Equipment	11,630	40,604	x	x	x	x	x		
50	Durable Goods Wholesalers	22,301	46,931	x	x		x	x	x	
51	Non-durable Goods Wholesalers	12,313	32,592		x		x			x
54	Food Stores	17,433	17,317				x		x	
58	Eating & Drinking Places	24,721	12,013				x	x	x	x
59	Miscellaneous Retail	15,074	21,334				x	x		
73	Business Services	32,741	31,988	x	x	x	x	x	x	x
80	Health Services	47,234	37,257				x	x	x	x
87	Engineering & Management Svcs.	15,867	41,783		x	x	x	x	x	x
	Suffolk County Average		\$ 34,046							

Source: New York State Labor Department

(BA - Babylon; BR - Brookhaven; HU - Huntington; IS - Islip; RV - Riverhead; SH - Southampton; SD - Southold)

**Table 7**  
**The Distribution of Employment in Suffolk County**  
**by Major Industry Group, Compared with Desired SICs by Town**  
**Fourth Quarter, 1996**

<u>SIC Code</u>	<u>Industry</u>	<u>No. of Jobs</u>	<u>Average Annual Salary</u>	<u>BA</u>	<u>BR</u>	<u>HU</u>	<u>IS</u>	<u>RV</u>	<u>SH</u>	<u>SD</u>
	<b>Total Insured Employment</b>	<b>524,88</b>	<b>\$ 34,046</b>							
	<b>Manufacturing</b>	<b>70,619</b>	<b>\$ 40,433</b>							
	<b>Durable Goods</b>	<b>41,469</b>	<b>42,357</b>							
24	Lumber & Wood Products	898	27,644		x		x			
25	Furniture & Fixtures	1,405	30,228		x		x	x		
32	Stone, Clay & Glass Products	1,072	31,857	x	x		x			
33	Primary Metal Industries	451	49,182	x	x		x			
34	Fabricated Metal Products	4,976	36,969	x	x	x	x			
35, 37	Indust. Machinery, Trans. Equip.	11,032	46,611	x	x	x	x	x	x	36
	Electrical & Electronic Equip.	11,630	40,604	x	x	x	x		x	
38	Instruments	7,578	49,291	x	x	x	x		x	
39	Misc. Manufacturing Industries	2,427	36,653	x	x		x	x		
	<b>Non-Durable Goods</b>	<b>29,150</b>	<b>37,696</b>							
20	Food	3,927	37,157		x		x	x	x	
22	Textiles	349	24,261		x		x			
23	Apparel	2,128	31,942		x		x			
26	Paper	2,439	37,472		x		x			
27	Printing & Publishing	9,481	41,540		x	x	x	x		
28	Chemicals & Allied Products	7,424	38,309		x	x	x			
29	Petroleum & Refining	169	53,866		x		x			
30	Rubber & Misc. Plastics	3,182	30,373		x		x			
31	Leather	51	21,332		x		x			
	<b>Agriculture &amp; Mining</b>	<b>6,457</b>	<b>25,085</b>							
	<b>Construction</b>	<b>25,682</b>	<b>38,353</b>							
15	Building Construction	4,571	35,971							x
16	Nonbuilding Construction	1,877	50,261							
17	Special Trade Contractors	19,234	37,757							x
	<b>Transportation and Public Utilities</b>	<b>21,857</b>	<b>34,688</b>							
41	Local & Suburban Transit	5,835	19,300				x	x	x	
42	Trucking & Warehousing	4,419	38,565				x	x		
44	Transportation by Water 980	33,921				x		x	x	
45	Transportation by Air	3,613	30,671		x		x			
47	Transportation Services	4,806	46,078		x		x	x		
48	Communications	3,504	55,469	x	x		x	x		
49	Electric, Gas and Sanitary Services	3,524	50,380				x			
	<b>Trade</b>	<b>127,510</b>	<b>25,580</b>							
	<b>Wholesale</b>	<b>36,089</b>	<b>35,572</b>							
50	Durable Goods	22,301	46,931	x	x		x	x	x	
51	Nondurable Goods	13,788	38,133		x		x	x		x
	<b>Retail</b>	<b>91,421</b>	<b>18,478</b>							
52	Building Materials, Hardware, Garden Sup.	5,092	29,781				x			
53	General Merchandise	10,230	12,805				x			
54	Food Stores	17,433	17,317				x	x		
55	Auto (Boat) Dealers & Gas Stations	8,241	36,887				x	x	x	
56	Apparel & Accessories	6,576	12,578				x			
57	Furniture, Home Furnishings	4,054	24,535				x			
58	Eating & Drinking Places	24,721	12,013				x	x	x	x
59	Misc. Retail	15,074	21,334				x	x	x	

(cont'd)



**Table 7 (cont'd)**  
**The Distribution of Employment in Suffolk County**  
**by Major Industry Group, Compared with Desired SICs by Town**  
**Fourth Quarter, 1996**

<u>Code</u>	<u>Industry</u>	<u>SIC</u>	<u>No. of</u> <u>Jobs</u>	<u>Average</u> <u>Annual Salary</u>	<u>BA</u>	<u>BR</u>	<u>HU</u>	<u>IS</u>	<u>RV</u>	<u>SH</u>	<u>SD</u>
	<b>Finance, Insurance, Real Estate</b>		<b>25,551</b>	<b>\$ 52,801</b>							
60	Depository Institutions		8,413	58,423				x			
61	Nondepository Credit Institutions		1,847	46,165				x	x		
62	Security & Commodity Brokers		1,193	93,866				x	x		
63	Insurance Carriers		5,013	46,027				x	x		
64	Insurance Brokers		4,089	44,286				x			
65	Real Estate		4,298	32,606				x	x		
67	Holding & Other Investment Co.		698	155,284				x	x		
	<b>Services</b>		<b>146,999</b>	<b>31,341</b>							
70	Hotels		2,554	17,507			x	x	x	x	x
72	Personal Services		5,231	14,283				x	x		x
73	Business Services		32,741	31,988	x	x	x	x	x	x	x
75	Auto (Boat) Repair Services		5,207	23,398				x			
76	Misc. Repair Services		2,153	32,597	x			x			
78	Motion Pictures		1,413	16,947			x	x	x		
79	Amusement & Recreation Svcs.		6,155	16,987			x	x	x	x	x
80	Health Services		47,234	37,257				x	x	x	x
81	Legal Services		3,767	38,369				x	x		
82	Educational Services		8,022	28,172				x	x	x	
83	Social Services		11,260	19,183				x		x	
84	Museums, Galleries, Gardens		290	14,096				x	x	x	x
86	Membership Organizations		4,312	15,788				x			
87	Engineering & Mgmt. Svcs.		15,867	42,783			x	x	x	x	x
88	Private Households		670	16,817				x		x	
89	Misc. Services		1,235	91,466							

**Table 8**  
**Suffolk's Strategic Industries and their Average Annual Salaries**  
**Compared with Desired SICs by Town**  
**1995**

<u>SIC Code</u>	<u>Industry</u>	<u>No. of Jobs</u>	<u>Average Annual Salary</u>	<u>BA</u>	<u>BR</u>	<u>HU</u>	<u>IS</u>	<u>RV</u>	<u>SH</u>	<u>SD</u>
<b>Manufacturing</b>										
205	Bakery Products	2,980	\$ 37,270			x		x	x	
208	Beverages	144	45,333		x		x			x
252	Office Furniture	188	36,362		x		x		x	
271	Newspaper Publishing	# 4,477	39,745		x		x		x	
276	Manifold Business Forms	374	39,380		x		x		x	
2796	Printing Trades Services: Platemaking	219	37,461		x		x			
2844	Toilet Preparations	4,125	39,908		x	x	x			
286	Industrial Organic Chemicals	# 64	29,875		x		x			
346	Metal Forgings & Stampings	624	28,436	x	x		x	x		x
3491	Industrial Valves	* 301	46,133		x	x	x			
354	Metalworking Machinery	650	44,535		x	x	x			x
357	Computer & Office Equipment	3,018	47,182		x	x	x		x	
366	Communications Equipment	2,623	43,578	x	x	x	x			
372	Aircraft & Parts	808	40,040	x	x	x	x		x	
381	Search & Navigation Equipment	2,466	53,150		x	x	x		x	
382	Measuring & Controlling Devices	3,079	41,168	x	x	x	x		x	
3845	Electromedical Equipment	666	37,207		x	x	x		x	
<b>Construction</b>										
161	Highway and Street Construction	692	34,601							
<b>Transportation, Communications, Utilities</b>										
422	Public Warehousing & Storage	316	23,392					x	x	
481	Telephone Communications	3,463	50,070	x	x		x	x		
<b>Trade</b>										
504	Wholesalers of Professional & Commercial Equipment	5,335	37,242		x		x	x	x	
5045	Wholesalers of Computers, Peripherals, & Software	1,466	41,727		x		x			
505	Wholesalers of metals & minerals	610	34,452		x		x	x		
506	Electrical Goods Wholesalers	5,789	40,469	x	x		x	x	x	
5065	Wholesalers of Electronic Parts	4,400	42,074	x	x		x		x	
508	Wholesalers of Machinery, Equipment, & Supplies	3,625	39,925		x		x	x	x	
513	Wholesalers of Apparel & Piece Goods	1,951	31,623		x		x	x		
551	New & Used Auto (Boat) Retailers	4,864	34,682				x		x	x
<b>Finance, Insurance &amp; Real Estate</b>										
615	Business Credit Institutions	601	61,285				x	x		
621	Security Brokers & Dealers	1,375	73,673				x	x		
633	Fire, Marine & Casualty Insurance	2,918	43,260				x	x		
655	Subdividers & Real Estate Developers	457	31,877				x	x		
671	Holding Companies	503	43,229				x	x		

(Last Reported Data: \* - 1992; # - 1994)

(cont'd)

**Table 8 (cont'd)**  
**Suffolk's Strategic Industries and their Average Annual Salaries**  
**Compared with Desired SICs by Town**  
**1995**

<u>SIC Code</u>	<u>Industry</u>	<u>No. of Jobs</u>	<u>Average Annual Salary</u>	<u>BA</u>	<u>BR</u>	<u>HU</u>	<u>IS</u>	<u>RV</u>	<u>SH</u>	<u>SD</u>
<b>Services</b>										
737	Computer & Data Processing Services	6,970	\$ 38,888	x	x	x	x	x		
7372	Prepackaged Software	2,026	46,725	x	x	x	x			
794	Commercial Sports	# 64	20,250		x		x	x		x
801	Offices & Clinics of Medical Doctors	9,732	40,631				x	x	x	x
871	Engineering & Architectural Services	2,160	36,731		x		x	x		x
8711	Engineering Services	1,556	38,856		x		x		x	
873	Research & Testing Services	7,693	41,797		x		x	x		
8731	Commercial Physical Research	3,449	58,648		x	x	x	x		
8742	Management Consulting Services	890	39,267		x		x	x		

Source: *County Business Patterns*, 1995 (Last Reported Data: # - 1994)

### Summary

As shown, the towns and villages of Suffolk County are diverse in nature. The varied industrial/commercial mix is evidenced by those SICs selected by the individual municipalities as shown by the various tables. These differ by hamlet within the same town. Appropriate selection for the tax abatement program will allow each town and village to build on its strength--be it white or blue collar.

## **Industrial/Commerical Incentive Report**



**Town of Brookhaven**

## **TOWN OF BROOKHAVEN**

On May 7, 1996, the Town of Brookhaven released its Comprehensive Land Use Plan. This was the fourth plan for the Town since 1966 (also 1975 and 1987). In 1960, when the population was 109,900, the vision for Brookhaven was different than today when the population exceeds 400,000. Brookhaven is no longer viewed as a source of limitless vacant land “way out east”. Pine Barren legislation, many zone changes for less intense uses, and the changing population have changed the future growth pattern of the Town.

The Town Board, in its support of planning and the planning process, has set forth a plan that builds on history while protecting the future, particularly the environment. The process must be all encompassing in that the Board must competitively measure various land uses. First, it must provide housing for a varied population ranging from young marrieds to single-person senior households. Secondly, it must provide for jobs for its residents through appropriate land zoned to provide these jobs. Third, it must provide adequate shopping and services for the future while ensuring that existing centers do not deteriorate from excessive competition. Fourth, adequate recreation and open space must be provided. Lastly, a transportation system (rail, bus, and auto) must be maintained and expanded to link the various uses.

### **Goals**

The Board adopted a series of goals to guide this growth as follows:

- Create strong economic activity to provide jobs and an adequate tax base.
- Establish a spatial relationship between land use, population and transportation. Population asymptotes (the maximum projected population number for an area) should be correlated more strongly with the land use and transportation in individual hamlets, regionally and Town-wide.
- Develop appropriate zoning regulations to insure proper development.
- Bring zoning into compliance with the Comprehensive Land Use Plan including the elimination of excess commercial zoning and addressing existing and future commercial and industrial zoning problems and needs.
- Develop innovative land development techniques to insure maintenance of open space.
- Provide receiving sites for the transfer of developed rights for the "core areas".
- Provide open space and recreational facilities throughout the Town.
- Concentrate activity whenever possible to encourage public transportation usage.
- Support appropriate roadway improvements to adequately serve adjacent land use.
- Continue to provide affordable housing for all segments of the population.
- Eliminate deterioration and obsolescence.
- Protect and enhance the environmental heritage of the Town.
- Improve the enforcement of Town Codes and Regulations.
- Develop a greater “sense of place” in communities.
- Expand historic preservation

**Summary**

Brookhaven has the opportunity to actively participate in the Industrial and Commercial Incentive Program because of the availability of suitable land for development. Land availability is unlikely to be exceeded by any other Suffolk town. Brookhaven also has moderately priced housing for sale; an adequate supply of multi-family rental housing; a well educated population; substantial vacant land zoned for industry with excellent access to the local, County and State highway system; allocated funding in the Regional Transportation Improvement Program (TIP) to improve this highway network; and most importantly, a Town administration devoted to the planning process and implementation of the 1996 Comprehensive Plan.

## **Incentives**

### **SIC Uses**

The incentive program will be applied in all of the Town's general industrial zones to an array of categories within the following broad Standard Industrial Classification (SIC) uses: Manufacturing, Wholesale Trade, Transportation, and Services.

#### **Manufacturing**

- 20 Food and Kindred Products
- 22 Textile Mill Products
- 23 Apparel and Finished Products Made from Fabrics
- 24 Lumber and Wood Products
- 25 Furniture and Fixtures
- 26 Paper and Allied Products
- 27 Printing, Publishing
- 28 Chemicals and Allied Products
- 29 Petroleum Refining
- 30 Rubber and Plastic Products
- 31 Leather and Leather Products
- 32 Stone and Concrete Products
- 33 Primary Metal Industries
- 34 Fabricated Metal Products
- 35 Industrial Machinery and Computers
- 36 Electronic and Electrical Equipment
- 37 Transportation Equipment
- 38 measuring, Analyzing and Controlling Instruments
- 39 Miscellaneous Manufacturing Industries

#### **Transportation, Communications, Electric, Gas and Sanitary Services**

##### Transportation by Air SIC

- 451 Air Transportation, Scheduled

##### Miscellaneous Services Incidental to Transportation SIC

- 4783 Packing and Crating

##### Communications SIC

- 481 Telephone Communications
- 482 Telegraph and other Message Communications
- 483 Radio and Television Broadcasting Stations
- 484 Cable and Other Pay TV Services

#### **Wholesale Trade - Durable Goods**

- 501 Motor Vehicles and Motor Vehicle Parts and Supplies
- 502 Furniture and Home Furnishings
- 503 Lumber and Other Construction Materials
- 504 Professional and Commercial Equipment and Supplies

**Wholesale Trade - Durable Goods** (cont'd)

- 505 Metals and Minerals
- 506 Electrical goods
- 507 Hardware, and Plumbing & Heating Equipment and Supplies
- 508 Machinery, Equipment and Supplies
- 509 Miscellaneous Durable Goods

**Wholesale Trade - Nondurable Goods**

- 511 Paper and Paper Products
- 512 Drugs, and Drug Proprietaries
- 513 Apparel, Piece Goods, and Notions
- 514 Groceries and Related Products
- 515 Farm-Product Raw Materials
- 516 Chemicals and Allied Products
- 517 Petroleum and Petroleum Products
- 518 Beer, Wine, and Distilled Alcoholic Beverages
- 519 Miscellaneous Nondurable Goods

**Services****Hotels, Rooming Houses, Camps, and Other Lodging Places**

- 701 Hotels and Motel
- 704 Organization Hotels and Lodging Houses on Membership Basis

**Personal Services**

- 7213 Linen Supply
- 7218 Industrial Launderers

**Business Services**

- 731 Advertising
- 732 Consumer Credit Reporting and Collection Agencies
- 733 Mailing, Reproduction, and Stenographic Services
- 737 Computer Programming, Data Processing, and Other Services

**Motion Pictures**

- 781 Motion Picture Production and Allied Services
- 782 Motion Picture Distribution and Allied Services

**Amusement and Recreation Services**

- 794 Commercial Sports
- 7992 Public Golf Courses
- 7996 Amusement Parks

**Engineering, Accounting, Research, Management, and Related Services**

- 871 Engineering, Architectural, and Surveying Services
- 872 Accounting, Auditing, and Bookkeeping Services

**Engineering, Accounting, Research, Management, and Related Services** (cont'd)

- 873 Research, Development, and Testing Services
- 874 Management and Public Relations Services





## Town of Brookhaven Long Island

**Felix J. Grucci, Jr., Supervisor**

December 21, 1998

Alice A. Amrhein, Commissioner  
Suffolk County Department of Economic Development  
H. Lee Dennison Building  
100 Veterans Memorial Highway  
P.O. Box 6100  
Hauppauge, New York 11788

Dear Ms. Amrhein:

Attached is the Town of Brookhaven's amended plan to be included in the Suffolk County Industrial/Commercial Incentive Plan.

The amendments include restriction of the proposed tax abatement to industrial and commercial uses that are located within general industrial zones. In addition, the Town has included a new section that extends the economic incentive to specific retail corridors to promote business revitalization.

If you have any questions regarding the Plan, please contact Anthony J. Aloisio, Director of Economic Development, at 451-6563.

Please keep me informed with respect to the status of the Plan as it is reviewed through the Suffolk County Legislature.

Sincerely,

*Felix J. Grucci, Jr.*  
Felix J. Grucci, Jr.  
Supervisor

FJG:cd  
Attachment

**Office of the Supervisor**

3233 Route 112 • Medford • NY 11763 • Phone (516) 451-6955 • Fax (516) 451-6677

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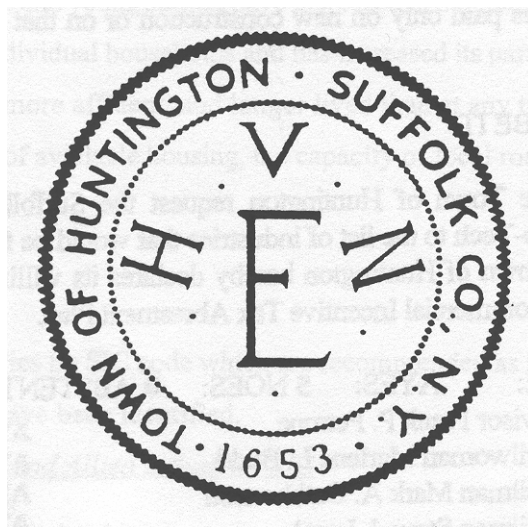
The following thirteen (13) retail/business corridors are targeted for the Incentive Program. The incentive will be limited to those businesses that fall within the listed SIC categories.

448, 449, 472, 48, 49 52-59 -Retail (all) 60-67- Fire (all)  
70-89- Services (all)

1. Ronkonkoma Avenue between NE corner of Item #801-6975 and Renwick Road.
2. Portion Road between Ronkonkoma Avenue and Foster Road. 3. Route 112 between LIRR and Doris Avenue.
4. Hallock Avenue between Route 112 and Davis Avenue.
5. Route 112 between Horseblock Road and Middle Country Road, S.R. 25.
6. State Highway 25A between NW corner of Item #871-3680 and Radio Avenue.
7. Middle Country Road, S.R. 25, between Lake Grove Village f  
line and Currans Road (Middle Island) .
8. Route 25A between Rocky Point Landing Road and Fish Road. ,
9. Neighborhood Road between Oakwood Drive and Clearview Drive.
10. Cornrnack Road between Lynbrook Road and Robinwood Drive.
11. Mastic Road between Mastic Beach Road and Meadowrnere Avenue. 12. Montauk Highway between Van Buren Street and Mastic Road. 13. Montauk Highway between Senix Avenue and Ocean Avenue.

All retail and commercial properties fronting on Montauk Highway (27A) from the easterly boundary line of the incorporated Village of Patchogue, proceeding east to County Road 101, inclusive of the northeast corner of Montauk Highway and County Road 101 (S.C. Tax Map #0200-977.70-01.00-012.000 & 013.001)

# **Industrial/Commercial Incentive Report**



**Town of Huntington**

## **TOWN OF HUNTINGTON**

The following report is drawn from the Town of Huntington Comprehensive Plan Update (of the 1965 Plan) dated April 1993.

### **History**

Growth - The Town of Huntington, having undergone rapid growth during the formative years of its development (1950's and 1960's) has become a mature, stable suburban community. Since the 1960 census the town's population has grown from approximately 126,000 to a peak of over 199,000 in 1970, and falling back to 191,000 two decades later. It is projected that the town population will increase to 203,000 by the year 2000.

Employment - Huntington has a large and diversified employment base providing for a range of job opportunities. This is a noteworthy goal of economic development.

Trends - One of the key concentrations of growth in the Nassau-Suffolk region during the past 20 years has occurred in the Route 110 / Melville area in the Town of Huntington. Almost 12 million square feet of existing industrial and office space had been built in this area by 1993. The potential exists for doubling the amount of developed space should the approach outlined in the Town's 1965 Comprehensive Plan be followed.

### **Opportunities**

Employment - Consideration of employment opportunities is embodied in the pursuit of manageable commercial and industrial growth. Dramatic demographic changes have occurred in the past 25 years during which single parent households and young singles have increased in number. The resident population has split up into a greater number of individual households and has increased its participation in the labor force. This workforce is better educated, more affluent, and longer lived than at any time in the past. The work force places pressure on the supply of available housing, the capacity of local roads, and the provision of support services such as day-care.

### **Incentives**

SIC Uses - A listing of industries by SIC code which are recommended as "target" industries for the Town, eligible for tax exemptions, have been identified.

#### *Printing, Publishing, and Allied Industries SIC*

- 2732 Book Printing
- 2741 Miscellaneous Publishing
- 2752 Commercial Printing

Printing, Publishing, and Allied Industries SIC (cont'd)

2754 Commercial Printing Gravure

Chemicals and Allied Products SIC

283 Drugs, Bio-Technology, Bio-Science, Pharmaceuticals

2844 Perfume, Cosmetics, and other Toilet Preparations

Fabricated Metal Products, except Machinery SIC

346 Metal Forgings and Stampings

349 Miscellaneous Fabricated Metal Products

Industrial and Commercial Machinery and Computer SIC

354 Metalworking Machinery and Equipment

355 Special Industry Machinery, Except Metalworking Machinery

356 General Industrial Machinery and Equipment

357 Computer and Office Equipment

Electronic and Electrical Equipment, except Computers SIC

361 Electric Transmission and Distribution Equipment

365 Household Audio and Video Equipment, and Audio Recordings

366 Communications Equipment

367 Electronic Components and Accessories

3695 Magnetic and Optical Recording Media

3699 Electronic Machinery, Equipment and Supplies NEC

Transportation Equipment SIC

3714 Motor Vehicle Parts and Accessories

372 Aircraft and Parts

373 Ship and Boat Building and Repairing

376 Guided Missiles and Space Vehicles and Parts

Measuring, Analyzing, and Controlling Instruments SIC

381 Search, Detection, Navigation, Guidance, Aeronautical, and Nautical Systems, Instruments and Equipment

382 Laboratory Apparatus and Analytical, Optical, Measuring, and Controlling Instruments

384 Surgical, Medical, and Dental Instruments and Supplies

385 Ophthalmic Goods

386 Photographic Equipment and Supplies

Business Services SIC

7372 Prepackaged Software

7373 Computer Integrated System Design

Engineering, Acctng., Research, and Mgmt. Services SIC

8731 Commercial Physical and Biological Research

8733 Non-Commercial Research Organizations

8734 Testing Laboratories

Locations - The application of the program to particular geographic areas conforms to Town zoning and the Comprehensive Plan rather than specified locations. Tax incentives for the preceding industrial and commercial classifications should be applicable in all Town zoning districts where such uses are permitted. These are the Industrial Districts I-1 through I-5; research and development activity or assembly of prototype equipment related thereto as limited in the C-6 and C-7 Districts; the research and testing of electronic, electrical and mechanical devices including ancillary laboratories in the C-2 District; and boat building in the C-9 District as well as in the Industrial Districts.

Incentives - Every consideration will be afforded the industries listed above in those areas of the Town that are indicated in the Comprehensive Plan as appropriate. Additionally, incentives to rehabilitate may also be considered. While there is no SIC code identification available, the application of incentives to encourage the location of “corporate headquarters” is understood to be included in the Commercial and Industrial Incentive program.

1998-691.

**RESOLUTION DECLARING THE TOWN OF HUNTINGTON'S WILLINGNESS TO PARTICIPATE IN THE SUFFOLK COUNTY INDUSTRIAL & COMMERCIAL INCENTIVE BOARD'S TAX ABATEMENT PLAN.**

Resolution for Town Board Meeting Dated: September 15, 1998

The following resolution was offered by  
**COUNCILMAN ISRAEL**  
**SUPERVISOR PETRONE**  
**COUNCILMAN CUTHBERTSON**  
and seconded by **COUNCILWOMAN BUDD**

WHEREAS, at the request of the Suffolk County Department of Economic Development, about two (2) years ago, the Town of Huntington submitted a list of types of businesses, as defined by their Standard Industry Classifications (SIC) codes, best suited to receive 485 B tax abatements in the town and that list did not include Bio-Tech as an industry that the Town would like to encourage within its borders; and

WHEREAS, participation in the subject program would allow the town, rather than the county, to decide, not only what industries but where those industries may be located and still qualify for the abatements for new construction or renovation of existing buildings as follows:

50% of the increased taxes	Year 1 and 3
40%       "	Year 4
30%       "	Year 5
20%       "	Year 6
10%       "	Year 7 and 9
5%        "	Year 10

WHEREAS, the abatements would be for companies whose business is on the Town of Huntington list (attached), for the taxes paid only on new construction or on that portion of the taxes generated by a renovation; and

NOW THEREFORE BE IT

RESOLVED, that the Town of Huntington request the Suffolk County Economic Development Department to add Bio-Tech to the list of industries that would be favored within the town and that the Town Board of the Town of Huntington hereby declares its willingness to participate in the Suffolk County Industrial & Commercial Incentive Tax Abatement Plan.

VOTE:    AYES:   5 NOES:   0 ABSTENTIONS:   0

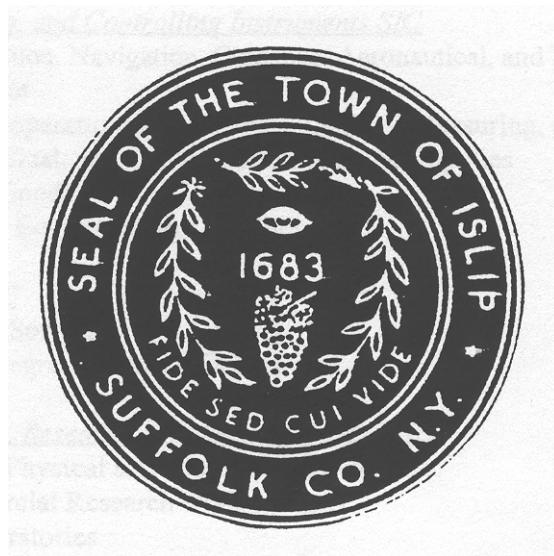
Supervisor Frank P. Petrone	AYE
Councilwoman Marlene L. Budd	AYE
Councilman Mark A. Cuthbertson	AYE
Councilman Steve J. Israel	AYE
Councilwoman Susan J. Scarpati-Reilly	AYE

THE RESOLUTION WAS THEREUPON DECLARED DULY ADOPTED.

ECON2.DOC/lms

TOTAL P.02

# **Industrial/Commercial Incentive Report**



**Town of Islip**



## **TOWN OF ISLIP**

### **History**

Growth - The Town of Islip contains all or part of four of Long Island's 32 major employment centers, according to an analysis performed by the Long Island Regional Planning Board (LIRPB). The employment centers were identified on the basis of journey-to-work patterns revealed in the decennial census; they are clusters of census tracts showing large numbers of work trips.

The four major employment centers in Islip are the Greater Bay Shore area, Brentwood/Central Islip/Islandia, Hauppauge, and Bohemia/Ronkonkoma. The former two are located entirely within the Town of Islip; the latter two are partly in adjacent towns.

Employment - The employment trends in these centers during the past decade is illuminating. The town experienced solid employment growth during the 1980's. In the portions of the four employment centers located within Islip, overall employment increased by between 25 and 30 percent, with employment peaking in the late 1980's. It has been declining during the early 1990's.

The New York State DOL figures indicate that from 1984 to 1987 the Town of Islip had an increase in both the number of jobs (from 70,000 to 93,000) and in the number of employers (from 5,500 to 6,800). Since 1987 the number of firms located in the 13 zip codes have remained relatively stable, showing a 2 percent drop from 1987 to 1993. Between 1990 and 1992 the town's net job loss has been about 4 percent, which is consistent with percentage loss for Suffolk County as a whole during this same period.

The changes in employment have not been even for all part of the town. Growth has been the greatest in the northeast corner, in the vicinity of Veterans Memorial Highway and Long Island MacArthur Airport, and in the Village of Islandia. Holbrook has experienced a steady upward trend in the number of firms and jobs during the last decade. Islip's three disadvantaged communities have experienced differing levels of change, with Brentwood having significant job gains. In Central Islip, over 1,500 new jobs will be created in its Economic Development Zone. The town's third disadvantaged community, Bay Shore, has been battered by severe job losses, that occurred even during a period of strong economic expansion in the Long Island region. Bay Shore lost more than a quarter of its employment from 1984 to 1993.

Trends No up-to-date employment projections exist for Islip, Suffolk County, or the Long Island region. However, from combining the two 1991 forecasts of the LIRPB, and detailing the actual business growth experienced within the Town during the last two years, the current plan within the Industrial Commercial Incentive program may provide some direction as to the opportunities and locations still available to accommodate growth.

The regional projections for Long Island saw overall job growth between 1980 and 1990 at 22 percent, the forecasted growth between 1990 and 2000 is minimal at a rate of 0.6 percent, followed by a moderate growth rate of 9 percent between 2000 and 2010. During these same periods the key manufacturing sector will continue to experience a net decline in employment.

### **Opportunities**

**Growth** One of the two major submarkets for office building in Suffolk incorporates the communities of Bohemia, Hauppauge, Holbrook, Islandia, Ronkonkoma, and Smithtown. With a mid-1995 inventory of 555,000 square feet, the potential for growth of this sector in the Town of Islip is still positive, strengthened by rents that are 10 percent below the average Suffolk County rent, and 16 percent below the Long Island average.

Industrial space for such operations as manufacturing, research and development, product testing, warehousing, and distribution is approximately five times the inventory of office space on Long Island. Of the Suffolk total of 118.6 million square feet the Town of Islip contains approximately 30 million square feet of built industrial space. About half the total in the town was built between 1980 and 1994. This industrial development is characterized by individual plants of modest size rather than the large, single-user industrial complexes common to other parts of Long Island (i.e. regional defense contractor facilities). However, this is not perceived as a disadvantage, given the difficulties currently being experienced in securing new uses for those large complexes.

The presence of the Long Island MacArthur Airport, as well as the associated Foreign Trade Zone, along with the fact that some of Long Island's largest industrial parks have been developed on industrial zoned land within the town, is reflective of Islip's 25 percent share of the county's inventory of industrial space.

. Islip has the greatest amount of new expansion in the past two years in Suffolk County, marked by expansion of such high firms as Creative Bath (fixtures), Nature's Bounty (vitamins), Twin Labs (vitamins) and Best Food-Entenmann's (food products). Such growth among such diversity of industries has offset defense related job losses and points the way for future emerging industries. Despite a relatively low inventory of available industrial space, the changes in the methods of production and distribution, not levels of activity - demonstrates the abiding strength of the industrial sector.

**Employment** - Two of the town's largest employers are private, voluntary hospitals, Southside Hospital in Bay Shore, and Good Samaritan Hospital in West Islip. The New York State Pilgrim Psychiatric Center in Brentwood absorbed public employees from the consolidation of other State facilities, yet stabilized its employment at 1,000. Another employer of approximately 1,000 people is Long Island MacArthur Airport, which handles about 100 commercial flights per day, plus 2,500 tons of cargo a year. It is also the air traffic control center for the New York region.

Private sector employers in Islip may be divided into three categories. These are major companies based in Islip, smaller but noteworthy firms, and offices and divisions of larger firms headquartered elsewhere. The major employers include Entenmann's Bakery (1,500 ), Computer Associates (1,300), Waldbaum's (1,000). Nature's Bounty, Inc. (900), and Twin Labs (450). Aside from these major employers, about a dozen other midsize firms based in Islip employ more than 100, and in some cases several hundred workers each, including some of the traditional labor-intensive manufacturing activities.

The town has a concentration of electronic and instrument manufacturers, some of whom previously prospered as Defense Department contractors, and who are now diversifying into non-defense manufacturing.

Any discussion about employment must also examine the companies that have closed down or moved away in recent years. These moves in and out of Islip underscore the need for the Town to remain aggressive in seeking out new employment opportunities for its citizens through attracting new firms into the town and helping existing firms to expand their operations within the town. As important as the town's large employers are, the concentrations of small employers (including retail) - in the hamlet centers, in the large shopping centers and in the industrial parks - are also vitally important.

Employment has increased rather than decreased as the town's economy has grown and diversified. Islip's economy is now too broad to be associated with any one sector. Nevertheless, an analysis of employment patterns within the categories delineated in the federal government's Standard Industrial Classification (SIC) system will reveal several distinct economic base categories.

### **Incentives**

**SIC Uses** The incentive program will be applied on a townwide basis to an array of categories within the following broad Standard Industrial Classification (SIC) uses: Manufacturing, Wholesale Trade, Finance, Insurance, Real Estate, Transportation, and Services.

#### ***Manufacturing***

- |                                  |  |
|----------------------------------|--|
| 20 Food and Kindred Products     | 21 Tobacco Products                    |
| 22 Textile Mill Products         | 23 Apparel and Finished Products       |
| 24 Lumber and Wood Products      | Made from Fabrics                      |
| 25 Furniture and Fixtures        | 26 Paper and Allied Products           |
| 27 Printing, Publishing          | 28 Chemicals and Allied Products       |
| 29 Petroleum Refining            | 30 Rubber and Plastic Products         |
| 31 Leather and Leather Products  | 32 Stone, and Concrete Products        |
| 33 Primary Metal Industries      | 34 Fabricated Metal Products           |
| 35 Indl. Machinery and Computers | 36 Electronic and Electrical Equipment |
| 37 Transportation Equipment      | 38 Measuring, Analyzing and            |
| 39 Miscellaneous Mfg. Industries | Controlling Instruments                |

## ***Transportation, Communications, Electric, Gas, and Sanitary Services***

### **Transportation by Air SIC**

451 Air Transportation, Scheduled

### **Miscellaneous Services Incidental to Transportation SIC**

4783 Packing and Crating

### **Communications SIC**

481 Telephone Communications

482 Telegraph and Other Message Communications

483 Radio and Television Broadcasting Stations

484 Cable and Other Pay Television Services

### ***Wholesale Trade - Durable Goods***

501 Motor Vehicles and Motor Vehicle Parts and Supplies

502 Furniture and Home Furnishings

503 Lumber and Other Construction Materials

504 Professional and Commercial Equipment and Supplies

505 Metals and Minerals

506 Electrical Goods

507 Hardware, and Plumbing and Heating Equipment and Supplies

508 Machinery, Equipment and Supplies

509 Miscellaneous Durable Goods

### ***Wholesale Trade - Nondurable Goods***

511 Paper and Paper Products

512 Drugs, and Drug Proprietaries

513 Apparel, Piece Goods, and Notions

514 Groceries and Related Products

515 Farm-Product Raw Materials

516 Chemicals and Allied Products

517 Petroleum and Petroleum Products

518 Beer, Wine, and Distilled Alcoholic Beverages

519 Miscellaneous Nondurable Goods

## ***Finance, Insurance, and Real Estate***

### **Depository Institutions SIC**

601 Central Reserve Depository Institutions

602 Commercial Banks

603 Savings Institutions

606 Credit Unions

608 Foreign Banking and Branches

609 Functions Related to Depository Banking

### **Non-Depository Credit Institutions SIC**

611 Federal and Federally-Sponsored Credit Agencies

614 Personal Credit Institutions

615 Business Credit Institutions

616 Mortgage Bankers and Brokers

Security and Commodity Brokers, and Services SIC

- 621 Security Brokers, Dealers and Flotation Companies
- 622 Commodity Contracts Brokers and Dealers
- 623 Security and Commodity Exchanges
- 628 Services Allied with Exchange of Securities or Commodities

Insurance Carriers SIC

- 631 Life Insurance
- 632 Accident and Health Insurance and Medical Service Plans
- 633 Fire, Marine, and Casualty Insurance
- 635 Surety Insurance
- 636 Title Insurance
- 637 Pension, Health, and Welfare Funds
- 639 Insurance Carriers, NEC

Insurance Agents, Brokers, and Service SIC

- 641 Insurance Agents, Brokers and Service

Real Estate SIC

- 651 Real Estate Operators and Lessors
- 653 Real Estate Agents and Managers
- 654 Title Abstract Offices
- 655 Land Subdividers and Developers

Holding and Other Investment Offices SIC

- 671 Holding Offices
- 672 Investment Offices
- 673 Trusts
- 679 Miscellaneous Investing

**Services**

Hotels, Rooming Houses, Camps, and Other Lodging Places SIC

- 701 Hotels and Motels
- 704 Organization Hotels and Lodging Houses, on Membership Basis

Personal Services SIC

- 7213 Linen Supply
- 7218 Industrial Launderers

Business Services SIC

- 731 Advertising
- 732 Consumer Credit Reporting and Collection Agencies
- 733 Mailing, Reproduction, and Stenographic Services
- 737 Computer Programming, Data Processing, and Other Services

Motion Pictures SIC

- 781 Motion Picture Production and Allied Services
- 782 Motion Picture Distribution and Allied Services

Amusement and Recreation Services SIC

794 Commercial Sports  
7992 Public Golf Courses  
7996 Amusement Parks

Engineering, Acctg., Research, Mgmt., and Related Services SIC

871 Engineering, Architectural, and Surveying Services  
872 Accounting, Auditing, and Bookkeeping Services  
873 Research, Development, and Testing Services  
874 Management and Public Relations Services

Locations

1) There are ten (10) hamlets (downtown) targeted as commercial centers important to the long-term economic well being of the Town:

Bayport	Bay Shore	Brentwood	Central Islip	East Islip
Islip	Islip Terrace	Oakdale	Sayville	West Islip

The following SIC classifications are eligible for the Incentives program within these 10 hamlets:

448, 449, 472, 473, 48, 49  
52-59 retail - all  
60-67 fire - all  
70-89 services - all

2) Other opportunities for reinvestment that will provide economic improvement, community stability, and remove potentially blighting conditions will include specialized locations such as the Pilgrim Psychiatric Center and the Suffolk Avenue redevelopment corridor.

The following SIC classifications will be eligible within the Suffolk Avenue Redevelopment Area (Target Areas 3b and 4b).

225, 275, 276, 278, 279, 412, 4215, 472  
5 Retail - all  
6 Fire - all  
7 Services - all

The following SIC classifications will be eligible within Pilgrim State Hospital Surplus Properties

All categories included in the Townwide list  
792, 793, 7941, 7991, 7992, 7987, 7998, 805, 806, 82, 83, 84

Retail Trade - all except: 551, 552, 554, 556 & 598  
Auto dealership, gas stations, fuel and propane dealers

Finance /Insurance/ Real Estate - all

Services - All categories except:

- 702 - Rooming house
- 703 - R.C. Parks
- 7218 - Industrial Laundries
- 7353 - Heavy Construction Leasing
- 751 - Auto Rental and Leasing
- 754 - Car Wash
- 83 - Social Services

Manufacturing

- 225 - Knitting mills, 23 apparel - zoning
- 275 - Commercial Printing
- 276 - Business Forms
- 278 - Blankbooks

Transportation

- 412 - Taxis
- 4215 - Non-Air Courier
- 472, 473 - Travel Agencies, etc.

Communications

- 48 - All
- 49 - all

**Boundaries for Target Areas to be Included in the Strategic Industries Incentive Program**

1. Bayport
  - a) All properties on Montauk Highway from Sans Souci Lakes to Nicolls Road
  - b) All properties on Middle Road from Esplanade to Howells Court
2. Bay Shore
  - Downtown Development District  
(Primary Development zone, per 68-180.3.A.1.a.)
3. Brentwood
  - a) All properties bounded by Eight Street, Second Avenue, Third Street and the Long Island Railroad.
  - b) All properties bound by the Long Island Railroad, Second Street, the north property line of all properties on the north side of Suffolk Avenue eastward to Route 111
  - c) Pilgrim State Hospital Surplus properties
4. Central Islip
  - a) All properties located on Carleton Avenue between Smith Street and Suffolk Avenue
  - b) All properties located on Suffolk Avenue between Route 111 and  
Tax Map #099-01-014
5. East Islip
  - a) All properties located on Montauk Highway from Somerset Lane to Harwood Avenue
  - b) All properties located on Carleton Avenue from Montauk Highway to Sunrise Highway
6. Islip
  - All properties on Montauk Highway from Ocean Avenue to Route 111
7. Islip Terrace
  - All properties located on Carleton Avenue between Manhattan Boulevard and Lincoln Avenue

8. Oakdale - All properties on Montauk Highway from Idle Hour Boulevard to Berard Boulevard
9. Sayville - a) All properties on Montauk Highway from Garfield Avenue to Hiddink Street  
- b) All properties on Middle Road from Montauk Highway to Collins avenue  
- c) All properties on Railroad Avenue from Gillette Avenue to Long Island Avenue  
- d) All properties on Railroad Avenue from Gillette Park
10. West Islip - All properties on Higbie Lane from Udall Road to Wave Crest Avenue

## **Summary**

### **ICIB Targets**

The Strategic Industries Incentive program will be applied by the Town of Islip to an array of categories within the following broad uses(1), and locations (2) and (3):

1. Manufacturing, wholesale trade, finance, insurance, real estate, transportation, and services.
2. hamlet (downtown) commercial centers which are as important to the long-term economic well-being of the town.
3. specialized locations including Pilgrim Psychiatric Center and the Suffolk Avenue Redevelopment Corridor. Locational opportunities for reinvestment that will provide economic stability and remove potentially blighting conditions.





# LANDSLIDE

TOWN OF ISHOP  
Suffolk County, New York

---LEGEND---

Unverified Commercial/Industrial Land  
 Commercial  
 Industrial  
 Tax map parcel base

[illegible]

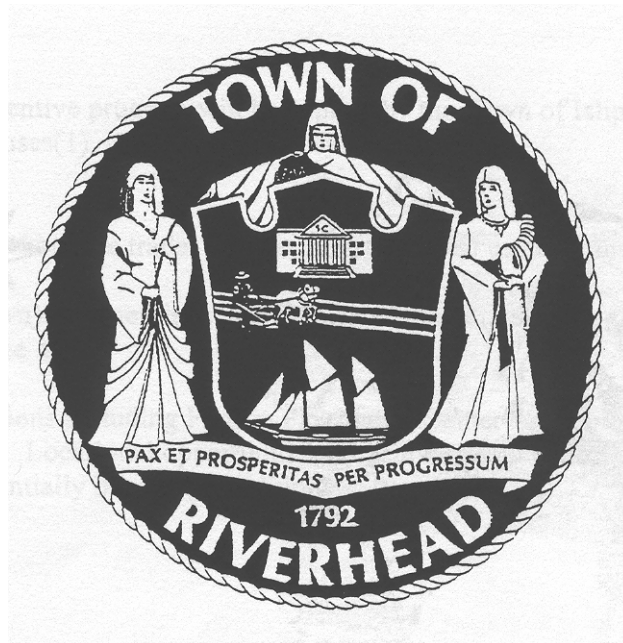
**BRIEF COUNTY**

**Planning**

**DEVELOPMENT**

*Stephen M. Jones*  
Director

## **IndustrialCommercial Incentive Report**



**Town of Riverhead**

## TOWN OF RIVERHEAD

### **Incentives**

SIC Uses - A listing of industries by SIC code which could be eligible for tax exemptions have been identified and approved by the Town of Riverhead (Resolution #573, 7/16/96). The exemption shall apply to taxes and special ad valorem levies applied by the Town, Village and School District unless such taxing entity shall, by resolution, determine that such exemption is not applicable. The following tax exemption schedule shall apply to real property constructed, altered, installed or improved for those purposes identified in the plan and which exceeds \$50,000.00 in cost:

<u>Exemption Year</u>	<u>Exemption %</u>
1	50
2	50
3	50
4	40
5	30
6	20
7	10
8	10
9	10
10	5

A detailed list of the SIC Codes and title of uses eligible for incentives within the strategic development areas follows:

#### Warehousing SIC

422 Public Warehouse and Storage

#### Communications SIC

481 Telephone Communications

#### Wholesale Trade SIC

504 Wholesalers of Professional and Commercial Equipment

505 Wholesalers of Metals and Minerals

506 Wholesalers of Electrical Goods

508 Wholesalers of Machinery, Equipment and Supplies

#### Finance, Insurance and Real Estate SIC

615 Business Credit Institutions

621 Security Brokers and Dealers

633 Fire, Marine and Casualty Insurance

655 Real Estate Brokers

671 Holding Companies

#### Business Services SIC

737 Computer and Data Processing Services

Amusement and Recreation Services SIC

79 Amusement and Recreation Services  
794 Commercial Sports

Health Services SIC

80 Health Services  
801 Offices and Clinics of Medical Doctors

Engineering, Acctng., Research, and Mgmt. Services SIC

871 Engineering and Architectural Services  
873 Research and Testing Services  
8731 Commercial Physical Research  
874 Management Consulting Services

Other SIC's

58 Eating and Drinking Places  
59 Miscellaneous Retail  
70 Hotels and Lodging Places  
72 Personal Services  
78 Motion Pictures  
81 Legal Services  
82 Educational Services  
84 Museums, Galleries, Botanical Gardens

Locations The two areas considered as strategic development areas are the privately held industrial area designated as the Calverton Hamlet Pine Barrens Receiving Area (Figure 1), and the Riverhead Hamlet Central Business District (Figure 2). The industrial and commercial uses indicated have been identified by recent planning studies as desirous and are in conformance with existing or proposed zoning use districts.

The Calverton Naval Weapons Testing Facility property has not been identified as an area requiring incentive, as the Town Board, upon conveyance of the proposals will be in a position to abate real property tax to any level as a function of individual lease negotiations.

Following identifies the geographic areas and the SIC code and title of uses eligible for incentives:

Calverton Hamlet Pine .Barrens Receiving Area

**1. Construction**

422 - Public Warehouse and Storage  
481 - Telephone Communications

**2. Trade**

504 - Wholesalers of Professional and  
Commercial Equipment  
505 - Wholesalers of Metals and Minerals  
506 - Wholesalers of Electrical Goods  
508 - Wholesalers of Machinery, Equipment and Supplies  
513 - Wholesalers of Apparel and Piece Goods

### **3. Finance, Insurance and Real Estate**

- 615 - Business Credit Institutions
- 621 - Security Brokers and Dealers
- 633 - Fire, Marine and Casualty Insurance
- 655 - Real Estate Brokers
- 671 - Holding Companies

### **4. Services**

- 737 - Computer and Data Processing Services
- 794 - Commercial Sports
- 801 - Offices and Clinics of Medical Doctors
- 871 - Engineering and Architectural Services
- 873 - Research and Testing Services
- 8731 - Commercial Physical Research
- 874 - Management Consulting Services
- 58 - Eating and Drinking Places
- 70 - Hotels
- 78 - Motion Picture Production
- 79 - Amusement and Recreation Services
- 80 - Health Services
- 81 - Legal Services
- 82 - Educational Services

#### **Riverhead Hamlet Central Business District**

##### **1. Services**

- 58 - Eating and Drinking Places
- 59 - Miscellaneous Retail
- 70 - Hotels
- 72 - Personal Services
- 79 - Amusement and Recreation Services
- 84 - Museums, Galleries, Gardens

##### **2. Finance, Insurance and Real Estate**

- 615 - Business Credit Institutions
- 621 - Security Brokers and Dealers
- 633 - Fire, Marine and Casualty Insurance
- 655 - Real Estate Brokers
- 671 - Holding Companies

#### **Impacts**

School District The Planning Director and the Community Development Director have presented their recommendations to the Board of the Riverhead Central School District. The School District Board approved, by resolution, the program as proposed.

# Adopted

rd @ dtd  
2/21/97

7/16/96

TOWN OF RIVERHEAD

Resolution # 573

MAKES RECOMMENDATIONS TO THE SUFFOLK COUNTY INDUSTRIAL AND  
COMMERCIAL INCENTIVE BOARD

COUNCILMAN PRUSINOWSKI

offered the following

resolution, which was seconded by COUNCILMAN LULL :

WHEREAS, Section 485-b of the Real Property Tax Law was amended effective January 1, 1995 to provide exemption from real property tax and ad valorem levies for certain business investments in order to provide for economic resurgence within the State of New York and increased total assessed value of real property, and

WHEREAS, such law provides for the creation of county industrial and commercial incentive boards in order to strategically target tax abatements to those industries and geographic areas considered to have the highest potential for successful development, and

WHEREAS, the County of Suffolk has created by Local Law 9 of 1995 the Suffolk County Industrial and Commercial Incentive Board; such Board to work cooperatively with Towns, Villages and School Districts in the identification of those specific industries and geographic areas to be made part of a real property tax abatement plan, and

WHEREAS, the Planning Department and Community Development Agency have made recommendations to the Town Board identifying those industries and geographic areas considered to

be most likely to optimize the economic development of the Town and provide for the most expeditious increase in the total assessed value of the existing real property, and

WHEREAS, the Planning Director and Community Development Director have presented their recommendations to the Board of the Riverhead Central School District; such Board approving, by resolution, the program as proposed, and

WHEREAS, the Riverhead Town Board has carefully considered the merits of the recommendations of the Planning Department, the Community Development Agency and the Board of the Central Suffolk School District with regard to the strategic industries incentive program, now

THEREFORE, BE IT

RESOLVED, that the Town Board of the Town of Riverhead hereby adopts and recommends to the Suffolk County Industrial and Commercial Incentive Board the attached list of specific industries and the attached maps indicating those areas in which real property tax abatement shall apply, and

BE IT FURTHER

RESOLVED, that upon the review and recommendation of the Suffolk County Industrial and Commercial Incentive Board, this Town Board will amend the Code of the Town of Riverhead in order to allow the Town Assessor to apply that exemption schedule made part of Section 485-b of the Real Property Tax Law.



Strategic Industries and Strategic Geographical Areas Proposed for Tax Abatements pursuant to  
Section 485-b of the Real Property Tax Law

1) Geographic Areas

- a) Calverton Hamlet Pine Barrens Receiving Area*
- b) Riverhead Hamlet Central Business District*

2) Strategic Industries

*a) Calverton Hamlet Pine Barrens Receiving Area*

i) Construction

**(1) 422 Public Warehouse**

**(2) 481 Telephone Communication**

ii) Trade

**(1) 504 Wholesalers of Professional and Commercial Equipment**

**(2) 505 Wholesalers of Metals and Minerals**

**(3) 506 Electrical Goods Wholesalers**

**(4) 508 Wholesalers of Machinery, Equipment and Supplies**

**(5) 513 Wholesalers of Apparel and Piece Goods**

iii) Finance, Insurance and Real Estate

**(1) 615 Business Credit Institutions**

**(2) 621 Security Brokers and Dealers**

**(3) 633 Fire, Marine and Casualty Insurance**

**(4) 655 Real Estate Brokers**

**(5) 671 Holding Companies**

iv) Services

**(1) 737 Computer and Data Processing Services**

**(2) 794 Commercial Sports**



- (3) 801 Offices and Clinics of Medical Doctors**
- (4) 871 Engineering and Architectural Services**
- (5) 873 Research and Testing Services**
- (6) 81831.00 Commercial Physical Research**
- (7) 8742.00 Management Consulting Services**
- (8) 70 Hotels**
- (9) 78 Motion Picture Productions**
- (10) 79 Amusement and Recreation Services**
- (11) 80 Health Services**
- (12) 81 Legal Services**
- (13) 82 Educational Services**

***b) Riverhead Hamlet Central Business District***

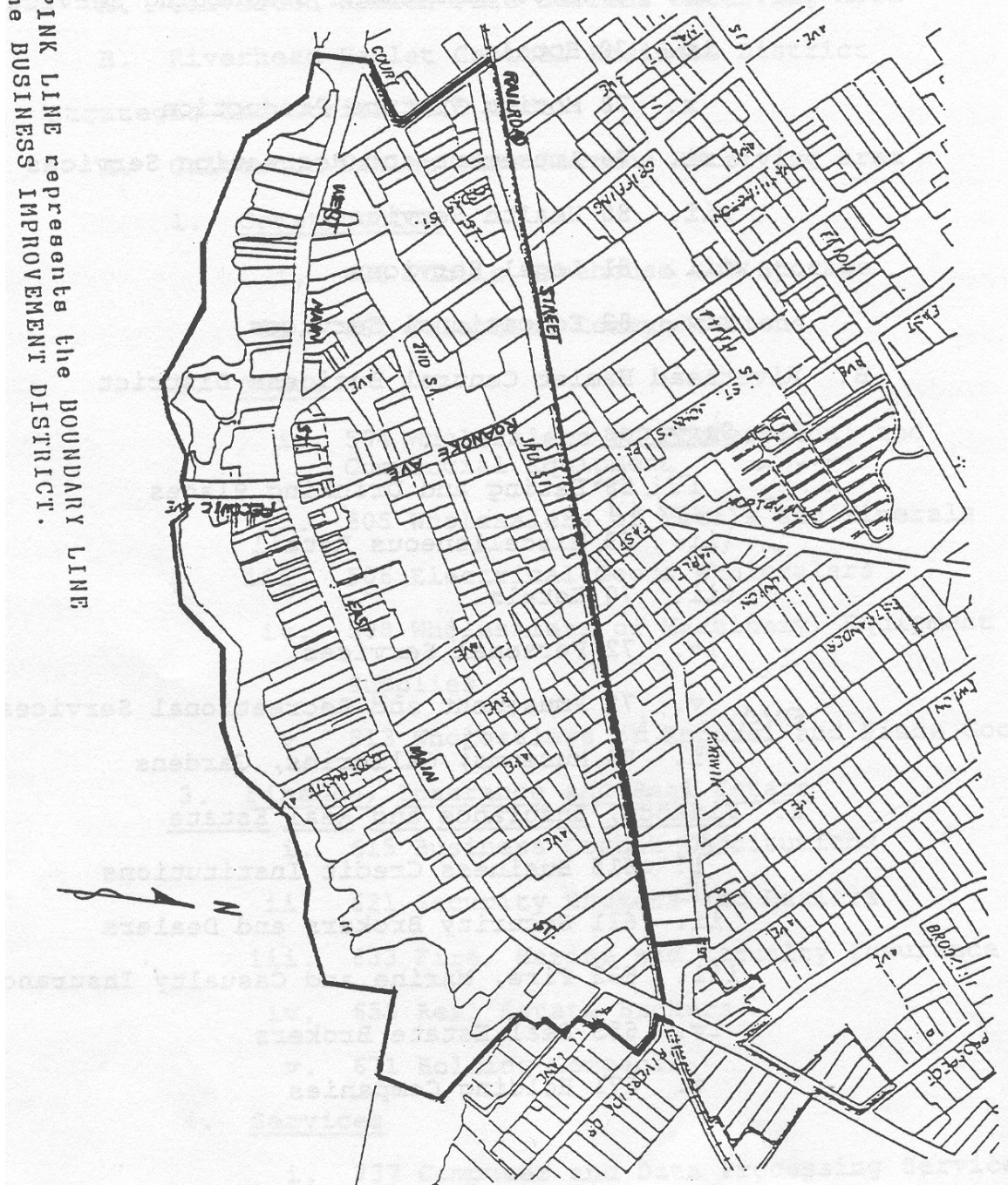
**i) Services**

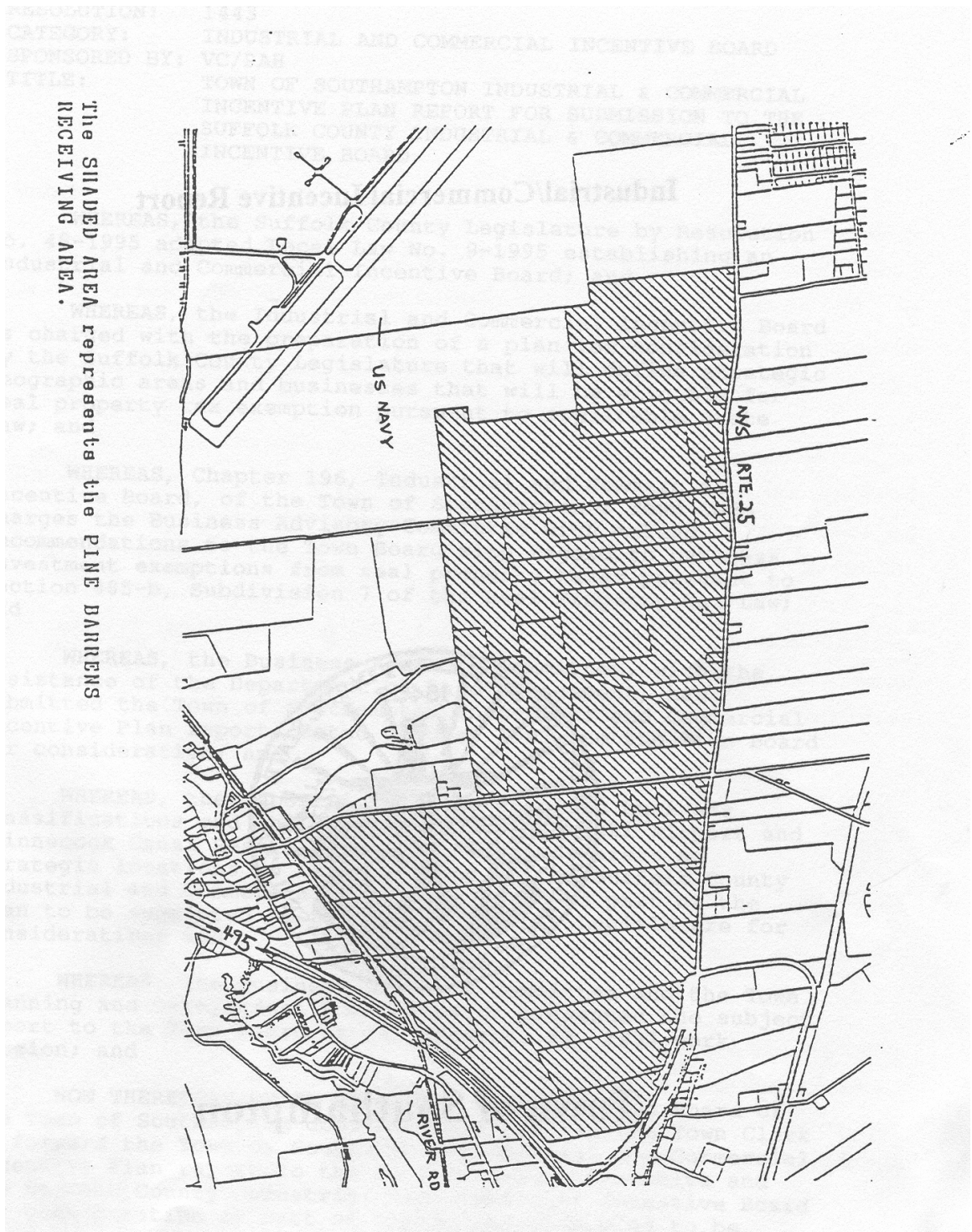
- (1) 58 Eating and Drinking Places**
- (2) 59 Miscellaneous Retail**
- (3) 70 Hotels**
- (4) 72 Personal Services**
- (5) 79 Amusement and Recreational Services**
- (6) 84 Museums, Galleries, Gardens**

**ii) Finance, Insurance and Real Estate**

- (1) 615 Business Credit Institutions**
- (2) 621 Security Brokers and Dealers**
- (3) 633 Fire, Marine and Casualty Insurance**
- (4) 655 Real Estate Brokers**
- (5) 671 Holding Companies**

The PINK LINE represents the BOUNDARY LINE  
of the BUSINESS IMPROVEMENT DISTRICT.





# **Industrial/Commercial Incentive Report**



**Town of Southampton**

THIS RESOLUTION WAS DULY ADOPTED ON December 23, 1997

:RESOLUTION: 1443  
:CATEGORY: INDUSTRIAL AND COMMERCIAL INCENTIVE BOARD  
:SPONSORED BY: VC/PAH  
:TITLE: TOWN OF SOUTHAMPTON INDUSTRIAL & COMMERCIAL  
INCENTIVE PLAN REPORT FOR SUBMISSION TO THE  
SUFFOLK COUNTY INDUSTRIAL & COMMERCIAL  
INCENTIVE BOARD

WHEREAS, the Suffolk County Legislature by Resolution No. 48-1995 adopted Local Law No. 9-1995 establishing an Industrial and Commercial Incentive Board; and

WHEREAS, the Industrial and Commercial Incentive Board is charged with the preparation of a plan for consideration by the Suffolk County Legislature that will define strategic geographic areas and businesses that will be eligible for real property tax exemption pursuant to applicable State law; and

WHEREAS, Chapter 196, Industrial and Commercial Incentive Board, of the Town of Southampton's Town Code charges the Business Advisory Committee with making recommendations to the Town Board with regard to business investment exemptions from real property taxes pursuant to Section 485-b, Subdivision 7 of the Real Property Tax Law; and

WHEREAS, the Business Advisory Committee, with the assistance of the Department of Land Management, has submitted the Town of Southampton Industrial and Commercial Incentive Plan report, dated October 1997, to the Town Board for consideration; and

WHEREAS, the report identifies specific business classifications and the Suffolk County Gabreski Airport and Shinnecock Canal Resort Waterfront Business areas as strategic locations to be considered by the Suffolk County Industrial and Commercial Incentive Board as part of the plan to be submitted to the Suffolk County Legislature for consideration; and

WHEREAS, the Business Advisory Committee and the Town Planning and Development Administrator presented the subject report to the Town Board at the December 12, 1997 work session; and

NOW THEREFORE BE IT RESOLVED, that the Town Board of the Town of Southampton does hereby authorize the Town Clerk to forward the Town of Southampton Industrial and Commercial Incentive Plan report to the Suffolk County Executive and the Suffolk County Industrial and Commercial Incentive Board for consideration as part of the County-wide plan to be submitted to the Suffolk County Legislature for consideration and action.

## **TOWN OF SOUTHAMPTON**

### **History**

The Town of Southampton, founded in 1640, is located on the south shore of Long Island and extends from Speonk-Remsenburg in the west to Bridgehampton in the east. Its' population has grown steadily since the 1940's but most strongly in the 1960's with the construction of Sunrise Highway in the late 1950's. By 1970 the population had more than doubled from 1940 and although zoning changes and smaller households have slowed growth, the population of Southampton in 1990 was 45,351, a 5.1% increase over the population in 1980. During the summer season , the population nearly triples, to 130,283.

If current trends of population growth hold, the population is projected to increase to 48,600 in the year 2010. However, over a third of the housing units in the town are seasonally occupied and could be converted into year -round use. If thirty percent of the seasonal units in the Town were converted to year-round use, and current construction trends continue, the population in Southampton could reach 59,000 by the year 2010.

The fastest growing segments of the population from 1980 to 1990 were persons from 35 to 44 years age, and over 75. This is reflected in the "baby boom echo" or children of the baby boom generation that have begun to enter the elementary schools in Southampton, pushing up enrollments. In addition, a need for increased services are anticipated for the town's relatively high proportion of seniors (19% of residents are aged 65 and over, versus 11% for Suffolk County).

The median household income in Southampton was close to \$37,000 in 1989, higher than the New York State average of \$33,000, but much lower than the \$49,000 median income for Suffolk County. The income of seasonal occupants, many of whom are quite affluent, are not reflected in Southampton's median income. The largest occupational categories in 1990 were managerial and professional (27%), and technical, sales and administrative ( 30%).

### **Opportunities**

The strength of Southampton's economy lies in its' outstanding resort qualities that appeal to visitors as well as second homeowners. These qualities include the town's rural character and scenery, beach and recreational amenities, cultural and specialty retail amenities as well as agriculture and fisheries that are central to the character and economy of Southampton. Southampton's vision for its future is to encourage economic development that also sustains these resort, rural and environmental assets.

The second home/visitor economy provides the foundation for the demand for construction, agriculture, retail, services, fishing, marinas, entertainment and recreation in the town, as well as small scale office/industrial operations - adding to the town's economic base as well as its appeal to year-round residents. It also generates support for senior housing and health care.



Southampton’s goal is to create a positive business environment that reinforces hamlet business centers. Each hamlet needs to discover its special niche that will strengthen its business district. Through incentives and appropriate diversification we plan to sustain the local economy, particularly in limited areas zoned for light industrial or maritime uses. One approach the town is undertaking is the use of Planned Development Districts (PDD) as part of its zoning options. The PDD is intended to allow more flexibility to achieve desired development on a planned basis in order to conserve significant natural resources through the Transfer of Development Rights (TDR) and provide the opportunity for compatible growth in a manner not achievable by conventional land use regulations. The town is currently considering a specific PDD for Gabreski Airport called an Airport Planned Development District (APDD) and a Maritime Planned Development District (MPDD) for the Shinnecock Canal area in Hampton Bays.

### **Incentives**

Since the Suffolk County Industrial and Commercial Incentive Board began meeting, the Town of Southampton has been an active participant in efforts to encourage targeted economic development by identifying various types of commercial, business and light industrial real property to be eligible for real property tax abatement. At the town level, a local law that had established a Town Industrial and Commercial Incentive Board was amended to allow this Board to also function as a Business Advisory Council to the Town Board. The Business Advisory Council (BAC) began meeting in December 1996 with the goal of improving communications between town government and the business community. It’s charge is to review economic conditions in the town and make necessary recommendations to the Town Board, including the percentage of business investment exemptions from real property taxes. A subcommittee of the BAC has compiled a listing of businesses and industries to be considered for real property tax abatement as part of this report. The Business Advisory Council is charged with completing a final review of the Town’s portion of the ICIB report and presenting it to the Town Board.

### **Location**

The two Planned Development Districts for the “targeted” businesses and industries are the Gabreski Airport in Westhampton and the area adjacent to the Shinnecock Canal in Hampton Bays.

## **GABRESKI AIRPORT**

The 1990 Suffolk County Airport Study for Gabreski Airport in Westhampton determined that approximately 58 acres was available for a commercial and industrial park for non-aviation use. In 1995, the Central Pine Barrens Comprehensive Land Use Plan was adopted incorporating the Airport within the Compatible Growth Area (CGA) and designating the Airport as a potential receiving area for the transfer of Pine Barrens Credits. The Town of Southampton's draft Comprehensive Plan Update report on economic development (Economic Development: Issues, Opportunities and Plan) recommends that Suffolk County and the Town of Southampton jointly pursue plans for a business/light industrial park at the Suffolk County airport - Gabreski Airport.

The Town of Southampton has been working with Suffolk County as a member of the Gabreski Airport Task force that was convened by the Suffolk County Executive in 1996. The role of this Task Force has been to coordinate and stimulate redevelopment activity at the airport including refinement of the non-aviation development strategy and supporting land use regulations consistent with the Central Pine Barrens Plan.

The Town of Southampton has proposed "Gabreski Airport Planned Development District (APDD) April 17, 1998) Zoning Amendments" that support the implementation of both Suffolk County's Airport development program and the Town's draft Comprehensive Plan Update in a manner compatible with the Central Pine Barrens Plan. The proposed Airport development program and planned development district include the following objectives for Gabreski Airport that support the business and industry recommended for real property tax abatements in this report:

- Create a unique employment and business center that will complement and not compete with existing village and hamlet centers in terms of retail sales, services and visitor attractions.
- Attract future development that will create a mixed use activity center consisting of complementary aviation, light industrial, office, service, support retail, transportation, lodging and related uses.
- Limit and phase the development of support retail and service uses to a maximum of 5% of the total occupancy permitted by the proposed development program. Support retail and service development will consist of multiple tenants and uses that will be phased to coincide with current and future on-site aviation and non-aviation demands.
- Establish the Airport as a true local transportation hub through the improvement of general aviation facilities, access to the Long Island Rail Road station and the introduction of a ground based transportation complex consisting of car rental, taxi, Suffolk County Transit, inter-city bus and other transportation, retail, restaurant and related services.



- Target future development identified as strategic businesses by the Suffolk County Strategic Industries Incentive Program and Project Long Island.

### **SIC Uses**

The businesses and industries in the following SIC codes will be considered for real property tax abatements if located in the commercial and industrial park at Gabreski Airport:

#### **Manufacturing**

202	Dairy Products
203	Preserved Fruits and Vegetables
204	Grain Mill Products
205	Bakery Products
2091	Canned or Cured Seafood
2097	Manufactured ice
25	Furniture and Fixtures
27	Printing and Publishing
3573	Electronic Computing Equipment
372	Aircraft Engines and Parts, Services and Repairs
373	Ship and Boat Building and Repairing
381	Engineering and Scientific Instruments
382	Measuring and Controlling Devices
383	Optical Instruments and Lenses
3845	Medical Instruments and Lenses
3949	Sporting and Athletic Goods, not elsewhere classified

#### **Transportation, Communications, Utilities**

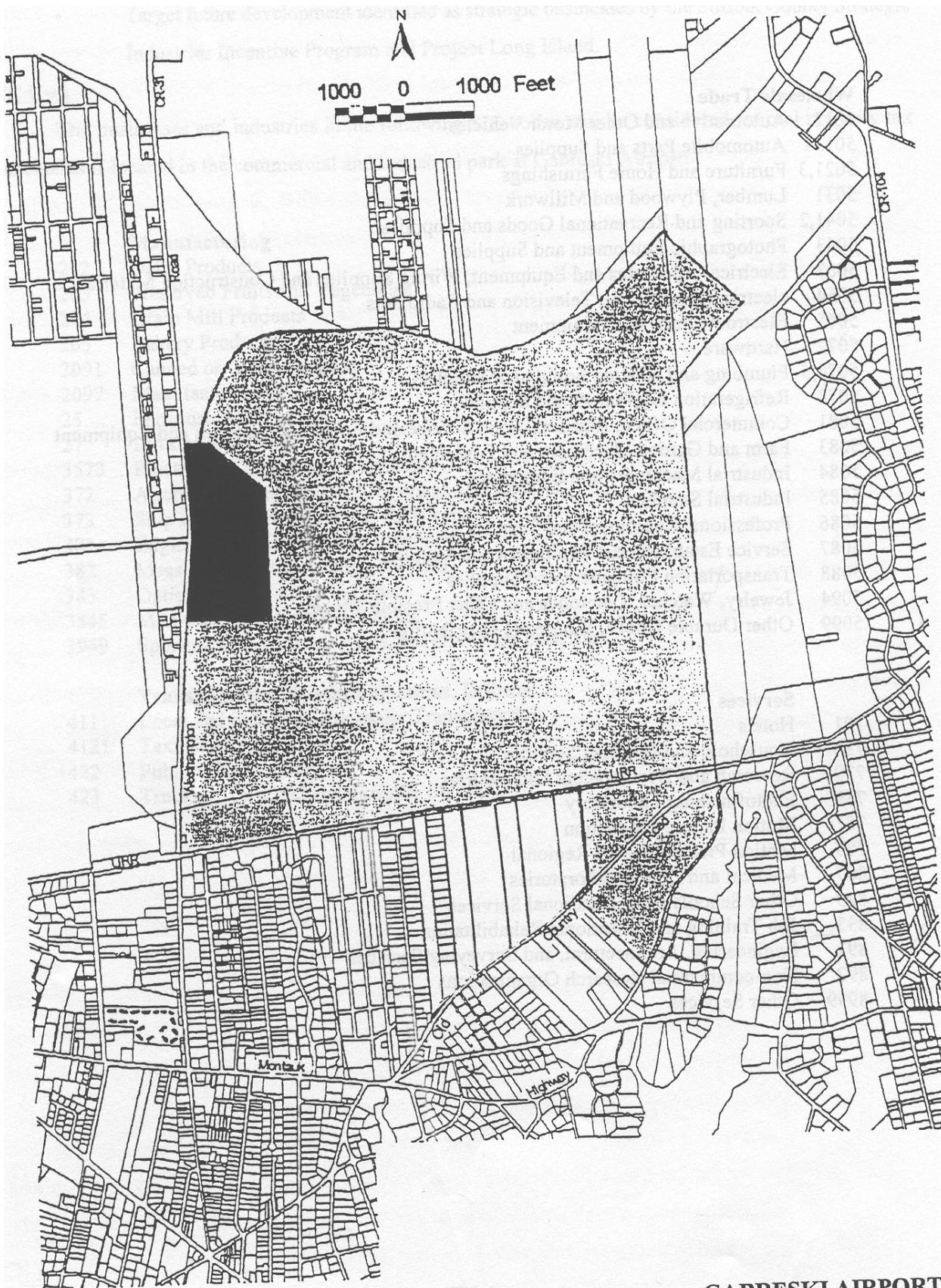
411	Local and Suburban Passenger Transportation
4121	Taxi Cabs
422	Public Warehousing
423	Trucking Terminal and Transfer Station

**Wholesale Trade**

5012 Automotive and Other Motor Vehicles  
50134 Automobile Parts and Supplies  
5021,3 Furniture and Home Furnishings  
5031 Lumber, Plywood and Millwork  
5041,2 Sporting and Recreational Goods and Supplies  
5043 Photographic Equipment and Supplies  
5063 Electrical Apparatus and Equipment, Wiring Supplies and Construction Materials  
5064 electrical Appliances, Television and Radio Sets  
5065 Electronic Parts and Equipment  
5072 Hardware  
5074,5 Plumbing and Heating Equipment Supplies  
5078 Refrigeration Equipment and Supplies  
5081 Commercial Office, Business, Food Service and Fountain Machines and Equipment  
5083 Farm and Garden Machinery and Equipment  
5084 Industrial Machinery and Equipment  
5085 Industrial Supplies  
5086 Professional Equipment and Supplies  
5087 Service Establishment Equipment and Supplies  
5088 Transportation Equipment and Supplies  
5094 Jewelry, Watches, Diamonds and Other Precious Stones  
5099 Other Durable Goods, Wholesale Distribution

**Services**

701 Hotels  
734 Household and Building Services  
7391 Research and Development Laboratories  
7395 Photofinishing Laboratory  
781 Motion Picture Production  
783 Motion Picture theater, Regional  
807 Medical and Dental Laboratories  
829 Other Schools and Educational Services  
833 Job Training and Vocational Rehabilitation  
891 Engineering, Architectural, and Surveying Services  
892 Non-commercial Research Organizations  
8999 Other Services



**GABRESKI AIRPORT**  
**Airport Planned Development District (ADP)**

## SHINNECOCK CANAL

Shinnecock Canal, created in 1892, lies about 80 miles east of Manhattan and is between two large bays, Great Peconic Bay to the north and Shinnecock Bay to the south. This area, utilized by pedestrians and boaters alike, is centrally located and supports the greatest number of marinas of any waterfront area along Southampton's shoreline.

The area adjacent to the Shinnecock Canal was the focus of a planning study completed by the town's Department of Land Management in May 1997 in conjunction with the Department of State. This report entitled "Shinnecock Canal Public Access Sites and Maritime Planned Development District", was designed to provide recommendations for increased public access and utilization of the canal area. This plan recommends businesses and industries that are water dependent, water related and water enhanced uses. These uses must be beneficial, compatible and harmonious with the uses of the Maritime Planned Development District (M.P.D.D.) and with the surrounding area.

### **SIC Uses**

The businesses and industries in the following SIC codes will be considered for real property tax abatements if located on property included in the Shinnecock Canal study area and port of the Maritime Planned Development District:

#### **Fishing**

- 091 Commercial Fishing
- 092 Aquaculture

#### **Manufacturing**

- 373 Ship and Boat Building & Repair

#### **Transportation**

- 4459 Local Water Transportation
- 4469 Water Transportation Services

#### **Retail Trade**

- 5423 Fish Markets
- 5551 Boat Dealers
- 5812 Eating Places

#### **Services**

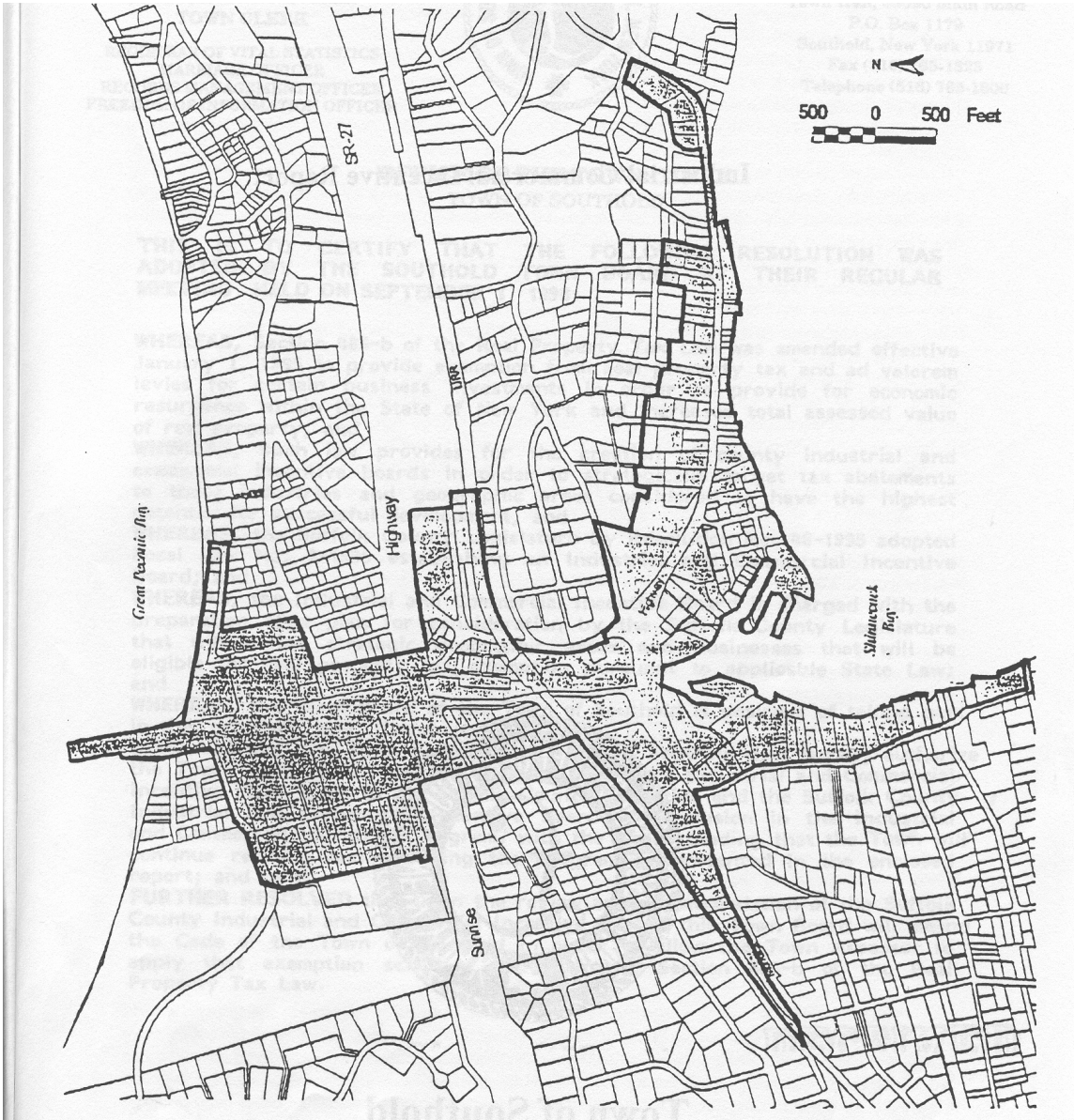
- 701 Hotels, Motels and Inns
- 7997 Beach, Boating and Yacht Clubs
- 7999 Aquariums

**Museums**

841 Maritime Museums

**Misc. Services**

892 Noncommercial Educational, Scientific and Research Organization  
(primarily engaged in the study of the marine environment)



**SHINNECOCK CANAL**  
**Maritime Planned Development District**

**"Amendment 10/01 adding the following:"**

**The businesses in the following SIC Codes will be considered for real property tax abatements, subject to applicable zoning regulations if located in the Riverhead School District in the Town of Southampton**

<b>SIC Code*</b>	<b>(3)Retail Business Category</b>
5231	Paint, glass and wallpaper stores
5251	Hardware stores
5271	Mobile home dealers
5311	Department stores
5334	Variety stores
539	General Merchandise stores
5411	Grocery stores
5422-3	Meat and fish stores
5431	Fruit and vegetable markets
5441	Candy, nut and confectionery stores
5451	Dairy products stores
5426-3	Retail bakery, baking and selling
5499	Other food stores
5551	Boat dealers
556	Recreational & utility trailer dealers
5611/51	Clothing, personal furnishings
5661	Shoe stores
5661	Furriers
5699	Miscellaneous apparel
5712	Furniture and home furnishings
5713	Floor covering stores
5714	Drapery, curtain & upholstery stores
5722	Household appliance stores
5732	Radio, television & related stores
5733	Music stores
5812	Restaurant, fast-food
5812	Restaurant, standard
5812	Restaurant, take-out
5813	Bar, tavern or nightclub
5912	Drugstores
5921	Liquor stores (beer and wine)
5931	Used merchandise stores
5934	Antique stores
5941	Sporting goods & bicycle shops
5942	Bookstores
5943	Stationary stores
5944	Jewelry stores
5945	Hobby, game and toy stores
5946	Camera & photographic supply stores
5947	Gift, novelty & souvenir shops
5948	Luggage and leather goods
5949	Sewing, needlework & piece
5961	Mail-order houses
5992	Florists
5993	Cigar stores and tobacconists

<b>SIC Code</b>	<b>(3)Retail Business Category</b>
5994	News dealers and newsstands
<b>SIC Code</b>	<b>(4)Office Business Category</b>
60-1	Banks and credit agencies
62	Security & commodity brokers, exchanges & services
63-4	Insurance Offices
65-6	Real estate offices
67	Other investment Offices
731	Advertising services
732	Credit/mercantile reporting agencies
733	Mailing, reproduction, commercial art and steno svcs
736	Personal supply agencies
737	Computer & data processing services
7392	Management, consulting & public relations services
7393	Protective and security agencies
801-4	Offices of physicians, dentists & other
801-5	Health practitioners & medical arts buildings
807	Medical and dental laboratories
808	Outpatient care facilities
809	Other health services
811	Legal services
824	Correspondence & vocational schools
829	Other schools & educational services
861-3	Business, professional and labor organizations
864	Civic, social & fraternal associations
865	Political organizations
869	Other membership organizations
891	Engineering, architectural & surveying services
892	Noncommercial educational, scientific & research organ.
893	Accounting, auditing & bookkeeping services
<b>SIC Code</b>	<b>(5) Personal and Other Service Categories</b>
41	Public passenger transportation services and terminals
722	Photographic studios
723-4	Beauty or barber shops
725	Shoe repair
726	Funeral services, except crematory
7394	Appliance, furniture & equipment rental & leasing
763	Watch, clock and jewelry repair
764	Reupholster and furniture repair
<b>SIC Code</b>	<b>(6) Amusement &amp; Recreational Business Category</b>
7909	Art galleries

# **Industrial/Commercial Incentive Report**

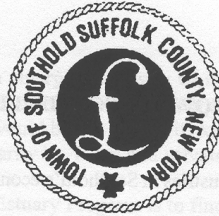


**Town of Southold**



**ELIZABETH A. NEVILLE**  
**TOWN CLERK**

REGISTRAR OF VITAL STATISTICS  
MARRIAGE OFFICER  
RECORDS MANAGEMENT OFFICER  
FREEDOM OF INFORMATION OFFICER



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**OFFICE OF THE TOWN CLERK**  
**TOWN OF SOUTHOLD**

**THIS IS TO CERTIFY THAT THE FOLLOWING RESOLUTION WAS  
ADOPTED BY THE SOUTHOLD TOWN BOARD AT THEIR REGULAR  
MEETING HELD ON SEPTEMBER 1, 1998:**

**WHEREAS**, Section 485-b of the Real Property Tax Law was amended effective January 1, 1995 to provide exemption from real property tax and ad valorem levies for certain business investments in order to provide for economic resurgence within the State of New York and increased total assessed value of real property, and

**WHEREAS**, such law provides for the creation of county industrial and commercial incentive boards in order to strategically target tax abatements to those industries and geographic areas considered to have the highest potential for successful development, and

**WHEREAS**, the Suffolk County Legislature by Resolution No. 48-1995 adopted Local Law No. 9-1995 establishing an Industrial and Commercial Incentive Board; and

**WHEREAS**, the Industrial and Commercial Incentive Board is charged with the preparation of a plan for consideration by the Suffolk County Legislature that will define strategic geographic areas and businesses that will be eligible for real property tax exemption pursuant to applicable State Law; and

**WHEREAS**, the Town Board of the Town of Southold is desirous of taking part in this program; now, therefore, be it

**RESOLVED** that the Town Board of the Town of Southold does hereby authorize the Town Clerk to forward the Town of Southold's Industrial and Commercial Incentive Plan report to the Suffolk County Executive and the Suffolk County Industrial and Commercial Incentive Board for inclusion in the Industrial and Commercial Incentives Program, with the understanding that the Town will continue refining and amending the program as presented in the enclosed report; and be it

**FURTHER RESOLVED** that upon the review and recommendation of the Suffolk County Industrial and Commercial Incentive Board, this Town Board will amend the Code of the Town of Southold in order to allow the Town Assessor to apply that exemption schedule made part of Section 485-b of the Real Property Tax Law.

## **TOWN OF SOUTHOLD**

### **Preface**

Historically the three (3) base industries in Southold's economy are: (1) Agriculture; (2) Commercial Fishing; (3) Tourism and Recreation.

### Agriculture

While farmland and open space contribute to the rural character of the Town, the working landscape of farming supports a dynamic industry. Suffolk County is the leading producer of agricultural products in New York State: over \$250 million a year. With 22% of the County's share of active farm acreage (second only to Riverhead), and most of the winery industry within its borders, farmland preservation is a key economic development policy issue for Southold.

There are approximately 9,800 acres in active agricultural production in Southold. Of this acreage, development rights have been acquired on slightly more than 1800 acres. The Town has been acquiring development rights since 1984. To date, \$5.25 million dollars have been spent to acquire the development rights to about 627 acres of prime agricultural land. This sum averages out to about \$437,000 per year for the last 12 years. The development rights to another 200-300 acres will be purchased over the next two years, subsequent to a \$2 million bond passed by voters in November of 1996. The substantial nature of the town's investment in the agricultural industry has leveraged more than \$100,000 in additional federal funds for farm preservation.

The remainder of the preserved farmland (about 1200 acres) has been obtained by the County's program, which has been in existence since 1974. While the combined Town and County programs have saved more than 1800 acres from development, this sum represents less than 20% of the total remaining farm acreage within Southold. The viability of these farms will be threatened as subdivisions and residential development spring up between and around their fringes. Between 1968 and 1996, Southold lost an estimated 2100 acres of farmland to development. Clearly the agricultural base is being lost faster than it is being conserved. To compound the situation, we estimate that half to three-quarters of the land remaining in agricultural production is no longer owned by farmers, but by landholders who lease the land to the farmers.

Slightly more than half of the active acreage (5,869 acres) is in the Agricultural District program, which exempts the lot owners from up to 80% of real property taxes. However, even with this exemption, farmland still pays more in taxes than it receives or requires in services.

In support of the burgeoning and lucrative winery industry, the Town has enacted specific zoning code changes which encourage and facilitate the establishment and operation of wineries located on vineyards. Further, as part of its obligation to the federal government in return for funding for acquisition of development rights or easements, the Town anticipates preparing a long term planning document which will outline current and future strategies for preserving its agricultural base.

### Commercial Fishing

This industry has suffered a significant decline in recent years as fish stocks have been depleted and poor water quality has closed some local shell fishing areas. The situation has been compounded by the general world-wide overfishing of fisheries, and the ineffectiveness of national policies designed to manage those fisheries. Furthermore, the Township has suffered the closure of many prime shellfishing grounds due to cutbacks in State funding for sanitary inspectors and testing. The latter situation has been reversed somewhat due to concerted and voluntary efforts by local baymen and the Trustees to supplant the lack of State manpower in the field. However, there is room for improvement in this area.

Mariculture, or aquaculture, is an emerging industry which is undergoing careful scrutiny at the federal, state and regional levels. One large-scale aquaculture enterprise is being proposed within the Town's boundaries. When approved, this project would be the first of its kind within New York State. At present, however, the industry is represented primarily by Town and private shellfish hatchery programs.

The current focus of the Peconic Estuary Program is to find and implement resource management measures that would allow the inherent productivity of the Peconic Estuary to rebound back to former levels. In addition, the program will try to earmark primary sources of pollution and of the brown tide. Proper resource management of the Peconic Estuary will have significant repercussions not only for the commercial fishing industry but also for the recreational fishing industry. The latter has not traditionally been considered within the parameters of commercial fishing, but it is responsible for a significant portion of the region's tourism and recreation industry.

The lack of cohesion in federal and state resource management policies and other policies (e.g., state fuel taxes) have had a detrimental effect on the maritime industry within the State of New York. The situation will be researched in more depth as the Local Waterfront Revitalization Program document is completed later this year. The maritime industry incorporates many support industries, which feed off the fishing and recreation sectors. At this point, it is not known whether local or county tax incentives would be sufficient to address the hurdles facing this industry.

#### Tourism & Recreation

This element of the economy brings money and jobs to the Town with less adverse environmental impact than many other potential industries. The diversified nature of this industry in the Town supports overnight accommodations, various types of business, eating establishments, land-side and water-related recreation activities. Extension of the tourist season along with year-round recreational facilities available to tourist and resident alike, would be beneficial to the Town's economy. Not only would these facilities resolve unmet needs of the local residents, they would provide year-round tourism opportunities, both of which may help mitigate the marked seasonal disparities of employment and income.

The Town has been revisiting its business and industrial land uses in an attempt to update the Zoning Code and to direct certain types of land uses into clear, defined zones. Specific legislative proposals have been drafted to introduce recreation-related industries into the light industrial zoning districts and to direct retail trade into the central business districts of the Town's traditional hamlet centers. Additional zoning proposals are being developed to enhance those hamlet business centers. Currently, the Town hopes to complete these proposals during 1997.

#### Other

The service and professional industries within the Town probably comprise a sizeable and relatively unexplored sector of the local economy. The second-home population (an estimated one-third of the housing is considered second home stock) and the skewed population demographics (according to the 1990 U.S. Census, median age was 43.1 years, and more than 36% of the population was aged 55 or older), provide fertile ground for small service-type businesses including health care.

A recent but potentially lucrative addition to the local economy is that of film and television production. While this activity is sporadic, it is also temporary in nature and of short duration. The bulk of this activity has taken place within the Incorporated Village of Greenport, and not within the Town proper. However, the Town does not charge fees for the increased need for police and other services under its jurisdiction; presumably to keep production costs down, thereby attracting the industry to the Town. If this industry could be encouraged to shoot on-location during the traditional off-season, it has the potential to effectively lengthen the tourist season.

An unheralded, but potentially important newcomer to the local economy may be the provision of transportation services by private sector entrepreneurs. The Town is currently working to develop long-range transportation management plans, which stress intermodalism and alternative forms of transportation. As the year-round resident population increases, the travel demands created by the tourist and second-home residents during the height of the season will result in traffic congestion to rival that of the Hamptons unless the Town and the private sector join forces to create transportation options to the automobile.

### Business Diversity and Employment

In 1996 the Town undertook a survey of its businesses. Since the Town does not require businesses to register or obtain local licenses, and most of its businesses are too small to be counted in regional economic studies, it did not have a precise picture of the structure of its own economy. As a first step to rectifying this lack of information, questionnaires were sent out to 1764 business operations thought to be operating within the Town. Responses were received from 471 (30%) of the businesses surveyed.

The survey results revealed the following facts: 64 of this responding total (16%) are seasonal, with the season starting during the months of March (28%), April (34%), and May (27%) and ending during the months of October (20%), November (30%) and December (33%). Overall, those businesses responding represent 2,400 full or part-time year-round employees, and another 900 full or part-time seasonal employees.

Gross revenues for 153 of these businesses (35%) ranged between \$50,000 and \$99,000. Another 150 ranging between \$100,000 and \$400,000. Over 60 businesses (17%) ranged between \$400,000 and \$1 million; and 58 ranged between \$1 and \$4 million or more in gross revenues.

Respondents to the survey were categorized as follows: agriculture, fishing, manufacturing, retail sales, service, professional and other. Since survey respondents were asked to indicate all applicable business categories, and many of these businesses are multi-faceted, it was not possible to obtain a precise breakdown of the various sectors of the economy. This is not a surprising finding. One reason the Town is consistently left out of regional statistical analyses of the economy is the small and fluctuating nature of its private business sector. Eighty percent of its businesses have 9 or fewer employees. And, of that percentage, 40% have only 1 or 2 employees in addition to the owner.

These same businesses reflect a positive attitude about their growth and economic health. By a three to one margin they anticipate adding employees. By a four to one margin they plan to extend their days and hours of operation, and invest more marketing dollars in their businesses. Of those businesses responding to the survey 21% have been in business since 1969 or earlier; 18% were started between 1970 and 1979; 34% were started between 1980 and 1989; and the remaining 28% were started more recently, since 1990.

When asked which actions would most help to improve the business climate in Southold, more than 65% checked off "lower taxes". This was followed by 38.6% suggesting better promotion of the Town on a year-round basis. 37.5% calling for less local regulation; 35.6% asking for more responsiveness from State and County agencies; and 24% calling for improved transportation links to and within the Town.

### Vision of the Future

The Vision set forth here is derived from the Master Plan. It has since been buttressed by a series of Hamlet Planning discussions that were held with the residents of these communities in 1994, and the ongoing planning policies endorsed by the Town Board and implemented by the Planning Board.

Accommodation of future growth is visualized as occurring within the existing hamlets of the Township, while preserving and enhancing the surrounding rural areas. The residents of the Town want to preserve the unique small town, agricultural and maritime characteristics of the Town. These very same qualities underlie the tourist-sector of the Town's economy. Ensuring the economic viability and employment opportunities within the Town without losing the high quality of life Southolders cherish is a high priority, particularly as development pressures begin to bear down with ever more intensity.

Towards that end, the Town has proposed changes to the types of uses permitted within its industrial zoning districts. A similar set of proposed changes for business zones is being drafted. The purpose of these changes is to bring the Zoning Code into closer compliance with the Goals and Objectives of the Master Plan, specifically those which speak to concentrating growth within the hamlet centers so as to preserve the countryside.

The Town wishes to target this incentive program as follows:

*(all, one, or none of the following may be chosen)*

- to encourage existing local businesses in target industries to expand, upgrade or diversify in order to meet the changing needs of the 21<sup>st</sup> century.
- to encourage new businesses in targeted industries to locate within the Town with the aim of broadening the tax base and providing local employment.

In order to ensure that the new growth is in accordance with the community's Vision, it is imperative that the proposed expansions, upgrades, and diversifications be located with appropriate zoning districts. Further, the Town wishes to encourage creative re-use and integration of existing buildings instead of wholesale abandonment in favor of new construction. Where feasible, whole or partial preservation of structures of regional or local significance architecturally should be encouraged, as these contribute to the Town's historical character.

### Agriculture

It is recognized that farmers are under increasing pressure to consolidate their operations and sell off the surplus lands for development. Also, the nature of the agricultural industry is undergoing internal changes as potato farms give way to specialty crops, nursery and sod farms, wineries, and greenhouse stock. The Town needs to continue to explore ways to support and sustain the agricultural industry.

### Maritime Activity

It is agreed that fishing and recreational boating are important activities which reflect the character of Southold. While there is general support for the restoration of Greenport and other existing waterfronts, there is concern that such expansion and improvements not adversely affect the natural environment. Due to environmental and governmental regulations, expansions and upgrades of maritime facilities and supporting industries can be expensive, particularly if waterfront property is involved. The Town will be examining this issue more closely in coming months as it works to complete its Local Waterfront Revitalization Program document.

### Tourism

This sector of the economy clearly relies on the strength of the agricultural and maritime industries along with those undefinable, unmeasurable quality of life factors such as the aesthetics, the open space, the

historical character, the small-town community life. Accordingly, the Town feels it should encourage the development, expansion or upgrading of specific types of lodging and dining amenities which would attract tourists to stay for periods longer than one day. Another, relatively untapped sector is the business conference market. There is a lack of facilities to host this type of event.

### Health Care/Social Services

Due to the high percentage of people of retirement age, the Town must take into account their needs. Seniors and retired persons need to have confidence that health care services are locally available and affordable.

### Strategy - How to achieve the Vision

The Town's goal or vision is to encourage economic growth and expansions within its hamlets. This is in keeping with its goal of conserving the countryside (agricultural industry) and consolidating its capital infrastructure investments within geographically manageable boundaries.

Toward this end, the Town already has amended its zoning regulations to prevent strip stores. It is in the process of making additional zoning changes which will direct most future business development into the hamlets and which will encourage appropriate businesses in the industrial districts outside of the hamlets proper. Further, the Town is negotiating with the NYS Department of Transportation to undertake a town-wide transportation plan, which will provide for adequate access to the hamlets, including centrally-located municipal parking lots and off-street pedestrian and bicycle trails between business and residential districts. The Local Waterfront Revitalization Program is slated for completion later this year. That program will address additional economic issues, particularly those related to maritime and water-enhanced industries.

At this point in time, the Town is not in a position to develop a precise (as per Standard Industrial Code) list of target industry or business-types in need of incentives. Later in the year, after we have completed key planning studies, we will be in a position to provide this level of detail.

The list below represents the types of industries which the Town has targeted for tax incentives.

<u>Activity</u>	<u>SIC Sampling</u>
<u>Agricultural</u>	
wineries	017; 208; 518
specialty crops	013; 016; 018
<u>Maritime</u>	
expansions and upgrades to existing facilities	355; 373; 871
commercial fishing support services	354; 381; 366
aqua/mari-culture	092
boat repair/marine railway/services	162; 344; 353
traditional marine trades/wood boat restoration services	179; 373

## Tourism

country-inns	152; 701
upgrading and diversification of existing motels	366; 581; 701;
with conference centers, restaurants, health spas	729; 737
and recreational facilities	
transportation services (bicycle rentals, mini-vans,	411; 448; 472
water taxis, etc.)	

## Other

affordable health care facilities	801; 805; 808
recreation facilities	792; 794; 799

The plan discussed above for the Town of Southold was based on the following documents:

Economic Analysis - 1983 (Raymond, Parrish & Pine)  
Master Plan - 1985 (Raymond, Parrish & Pine)  
Report - 1992 (Town Stewardship Task Force)  
Hamlet Study - 1994 (Residents Views)  
Business Survey - 1996 (Town & County Planning Departments)  
Planning & Zoning Committee discussions - 1994-1997  
Town Board Resolutions and Amendments to the Zoning Code  
Planning Board discussions - ongoing

# Industrial/Commercial Incentive Report



Village of Patchogue



## **Village of Patchogue**

The incorporated Village of Patchogue has a rich history as a center of commercial/industrial activity in Suffolk County. In close proximity to Great South Bay, Patchogue was a major center of marine trades and the fishery industry, including numerous shipyards which built both large and small craft.

Later years saw the village become home to a thriving manufacturing element, anchored by the Patchogue Lace Mill which employed upwards of 300 during its heyday.

Continuing in this tradition, the village has created an incentive plan which will both support and augment the overall ICIB plan and allow the Village to encourage its future growth while preserving its inherit character. While limited manufacturing is still a source of employment opportunities, there has been a gradual shift to business and personal services as growth industries complementing the traditionally strong retail sector.

***BID Zone 1:*** Business Corridor

Main St.: Bay Ave. to Atlantic Ave., N. Ocean/S. Ocean: Lake St. to Division St., Rte 112: Lakewood St. to Main St., Waverly Ave.: Roe Blvd. To Main St., Lake St.: Waverly Ave. to N. Ocean, Terry St.: Rider Ave. to South Ocean, West Ave.: Lake St. to Division St. Railroad Ave.: Main St. to Sephton St., Havens Ave: Main St. To Lake St. and Oak St.: N. Ocean to Rose Ave.

***BID Zone 2:*** River Corridor

River Ave. and all side streets leading to the river: Main St. to Sunset Lane: Cedar Ave., West Ave. and South Ocean Ave. and all cross streets west toward the river: Division St. to the bay, West Ave.: Division to Main St.

\*Placement of or renovation of businesses within the above areas must meet with current or future Zoning codes.

**ELIGIBLE BUSINSSES AND THEIR SIC CODES****ZONE 1****DIVISION G - Retail**

5251	Hardware Stores
5311	Department Stores
5411	Grocery Stores
5511	Boat Dealers
5461	Bakeries
5661	Shoe Store
5714	Drapery, Curtain & Upholstery
5734	Computer and Software Stores
5421	Meat and Fish Seafood Markets
5441	Candy, Nut and Confectionery Products
5947	Gift and Novelty/Souvenir Shops
5948	Luggage and Leather Goods
5949	Sewing, Needlework and Piece Goods
5812	Eating Places
5813	Drinking Places (alcohol)
5731	Radio and TV and Consumer electronics
5736	Musical Instrument Stores
5611	Men's and Boys Clothing Store
5621	Women's Clothing Stores
5632	Women's and accessory and specialty stores
5641	Children's and Infants wear stores
5651	Family Clothing Store
5942	Book Stores
5944	Jewelry Stores
5945	Hobby, Toy and Game Shops

**DIVISION H Finance, Insurance and Real Estate**

6011	Federal Reserve Banks
6019	Central Reserve, Depository Institutions
6021	National Commercial Banks
6022	State Commercial Banks
6029	Commercial Banks, NEC
6035	Savings Institutions, federally chartered
6036	Savings Institutions, not federally chartered

<b>DIVISION I</b>	<b>Services</b>
7011	Hotels and Motels
7812	Motion Picture and Video Tape Production
7819	Services allied to motion picture production
7911	Dance Studios and Schools
7922	Theatrical Producers and Misc. Theatrical Services
7929	Bands, Orchestras and Other Entertainers
7933	Bowling Centers
7941	Professional Sports Clubs and Promoters
7991	Physical Fitness Facility
7997	Membership Sports and Recreation Clubs
8221	Colleges, Universities and Profesional Schools
8222	Junior Colleges and Technical Schools
8243	Data Processing School
8249	Vocational Schools, NEC
8412	Museums and Art Collections
8422	Arboreta, Botanical or Zoological Gardens
8999	Services NEC: Beauty Spas, Tanning Salons, Spas Nec

## **ZONE2**

<b>DIVISION A</b>	<b>Agriculture, Forestry and Fishing</b>
0912	Finfish
0913	Shellfish
0919	Misc. Marine Products
0921	Fish Hatcheries and Preserves

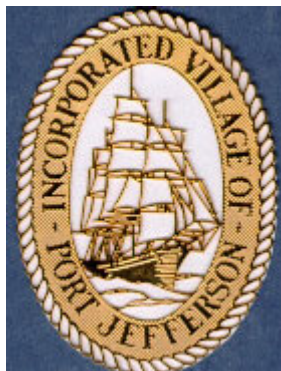
<b>DIVISION D</b>	<b>Manufacturing</b>
3731	Ship Building and Repairs
3732	Boat Building and Repairs

<b>DIVISION E</b>	<b>Transportation, Communication</b>
4449	Water Transportation of Freight, NEC
4481	Deep Sea Transportation of Passengers except by ferry
4482	Ferries
4489	Water Transportation of Passengers, NEC
4491	Marine Cargo Handling
4493	Marinas
4499	Water Transportation Services, NEC

<b>DIVISION G</b>	<b>Retail</b>
5511	Boat Dealers
5421	Seafood Markets
5947	Gift and Novelty and Souvenir Shops
5812	Eating Places
5813	Drinking Places (alcohol)

<b>DIVISION I</b>	<b>Services</b>
7011	Hotels and Motels
7992	Public Golf Courses
7997	Membership Sports and Recreation Clubs
8249	Vocational Schools
8412	Museums and Art Galleries
8422	Arboreta, Botanical or Zoological Gardens

# **Industrial/Commercial Incentive Report**



**Village of Port Jefferson**

## Village of Port Jefferson

The Village of Port Jefferson has enjoyed a reputation as an important commercial center since the mid nineteenth century. Founded on its secure, deepwater port, the village became prosperous as an official port of entry and the capital of shipbuilding in Suffolk County.

Subsequent years have led to various economic cycles whereby the village's economic base has transitioned to a more diverse structure. While still somewhat dependent on maritime related industry and transportation; Port Jefferson is home to a growing tourism industry.

In 1998 the Village created a Business Improvement District to preserve and enhance the growth potential for existing businesses within the District.

**Incentive Plan:** The Village is proposing to participate in the ICIB Plan by extending incentives to the following businesses and industries who are located within the Business Improvement District of Port Jefferson.

SIC	Business
60	Depository Institution
73	Business services
70	Hotel, lodging
07	Veterinary clinic
58	Eating & Drinking establishment
84	Galleries, art studios
55	Automobile dealer, sales, service
55	Automobile fuel service station
75	Auto & Boat repair service
86	Membership organization
75	Automobile parking service
39	Manufacturing, misc.
79	Theater
72	Professional services
59	Misc. Retail
53	General Merchandise
48	Communications

## **NEW YORK STATE LAW**

REAL PROPERTY TAXES—EXEMPTIONS—INDUSTRIAL  
AND COMMERCIAL INCENTIVE BOARD

## CHAPTER 305

S. 3463-B, A. 5961-B

*Memorandum relating to this chapter, see Executive Memoranda, post*

Approved July 20, 1994

Effective Jan. 1, 1995

AN ACT to amend the real property tax law, in relation to accelerated strategic exemptions from taxation outside cities having a population of one million or more by reason of certain business investments

*The People of the State of New York, represented in Senate and Assembly, do enact as follows:*

§ 1. Paragraph (b) of subdivision 2 of section 485-b of the real property tax law, as amended by chapter 512 of the laws of 1985, is amended to read as follows:

(b) No such exemption shall be granted unless

(1) such construction, alteration, installation or improvement was commenced subsequent to the first day of January, nineteen hundred seventy-six or such later date as may be specified by local law or resolution;

(2) the cost of such construction, alteration, installation or improvement exceeds the sum of ten thousand dollars or such greater amount as may be specified by local law or resolution; and

(3) such construction, alteration, installation or improvement is completed as may be evidenced by a certificate of occupancy or other appropriate documentation as provided by the owner.

§ 2. Subdivision 7 of section 485-b of the real property tax law, as amended by chapter 650 of the laws of 1986, is amended to read as follows:

7. A county, city, town or village may, by local law, and a school district, except a city school district to which article fifty-two of the education law applies, may, by resolution, reduce the per centum of exemption otherwise allowed pursuant to this section; provided, however, that a project in course of construction and exemptions existing prior in time to passage of any such local law or resolution shall not be subject to any such reduction so effected. Any county, city, town, village or school district that has reduced the per centum of exemption pursuant to this subdivision may thereafter, by local law or resolution as the case may be, increase the per centum of exemption up to any per centum not exceeding the maximum allowed by subdivision two or twelve of this section, whichever is applicable, provided, however, that any such local law or resolution shall apply only to construction, alterations, installations, or improvements commenced subsequent to the effective date of such local law or resolution. A copy of all such local laws or resolutions shall be filed with the state board and the assessor of each assessing unit which comprises the county, city, town or school district or, in the case of a village, the village assessor, or the applicable town or county assessor of a village which has adopted a local law provided in subdivision three of section fourteen hundred two of this chapter.

§ 3. Subdivision 8 of section 485-b of the real property tax law, as added by chapter 278 of the laws of 1976, is renumbered subdivision 9 and amended, subdivision 9 is renumbered subdivision 13 and four new subdivisions 8, 10, 11 and 12 are added to read as follows:

8. A county, city, town or village may, by local law, and a school district, except a city school district to which article fifty-two of the education law applies may, by resolution, establish a date for the commencement of effectiveness of exemptions offered pursuant to this section and may provide that the provisions of this section shall apply only to construction, alteration, installation or improvements having a greater value than that specified by subdivision two of this section, provided, however, that such amount shall not exceed fifty thousand dollars.

9. (a) ~~A county, city, outside the city of New York, town or village may, by local law, and a school district which levies school taxes may, by resolution, establish a board to be known as the industrial and commercial incentive board for the purpose of advising the governing board thereof of the exercise of their options available pursuant to subdivision seven of this section. Such board may also review the economic conditions of the county, city, town, village, or school district, as the case may be and make recommendations on the basis of such review to the appropriate governing board with respect to actions it deems desirable to improve the economic climate therein. The membership and composition of such board shall be set forth in the local law or resolution. The powers and duties of an industrial and commercial incentive board may be assigned by the governing board to any other appropriate officer, board, body or commission of the county, city, town, village or school district, as the case may be.~~

(b) The industrial and commercial incentive board shall present a plan to the appointing local legislative body concerning the various types of business real property which should be granted eligibility for an exemption pursuant to subdivision one of this section. Such plan shall make recommendations concerning the applicability of the exemption to specific divisions and major groups, as defined in the Standard Industrial Classification Manual published by the United States Government. Such plan shall also make a recommendation as to whether the exemption be computed as provided in subdivision two or twelve of this section. In addition, such plan shall identify specific geographic areas within which such exemptions should be offered. In developing the plan required by this paragraph, the board shall consider the planning objectives of each municipality within which such exemptions may be offered, the necessity of the exemption to the attraction or retention of such business and the economic benefit to the area of providing exemptions to various types of businesses.

(c) In addition, the board may make recommendations to the appointing local legislative body with respect to actions it deems desirable to improve the economic climate therein.

(d) Notwithstanding the provisions of paragraph (a) of this subdivision, where a county establishes an industrial and commercial incentive board, the members of such board shall be appointed as follows: three representatives of the county: the appointment of one shall be reserved to the county executive of the county who shall serve as chair, and one each for the majority and the minority parties of the county legislative body; one representative for each city located within the county upon the recommendation of the mayor; one representative for each of the towns located within the county upon the recommendation of the supervisor; one representative to collectively represent all of the villages located within the county upon the recommendation of the mayors of the villages in the county; and one representative to collectively represent all of the school districts located within the county upon recommendation of the county school boards association. The members of such board shall serve at the pleasure of the governing body which they represent. The members shall serve without salary, but the county legislative body may entitle each such member to reimbursement for his or her actual and necessary expenses incurred in the performance of his or her duties.



10. Where a county, city, town, village or school district has established an industrial and commercial incentive board, pursuant to subdivision nine of this section, such county, city, town or village may, by local law, and a school district, except a city school district to which article fifty-two of the education law applies, may, by resolution, restrict real property eligible to receive the exemption to real property constructed, altered, installed or improved for those purposes identified in the plan presented by the board. Such law or resolution shall identify the specific divisions and major groups, as defined in the Standard Industrial Classification Manual published by the United States Government to which the exemption shall be applicable. Such law or resolution shall also restrict the availability of such exemption to the specific geographic areas identified in the plan presented by the board.

11. Where a county, by law, restricts exemptions pursuant to the recommendations of an industrial and commercial incentive board, established pursuant to subdivision nine of this section, such restricted exemptions shall be applicable to taxes and special ad valorem levies of each city, town, village and school district located within the area within which the restricted exemptions are offered by the county, unless such city, town or village shall, by law, or such school district, shall, by resolution, determine that such restricted exemptions shall not be applicable to its tax and ad valorem levies. Upon adoption of such law, the county shall notify each affected city, town, village and school district of its actions and inform them of their options regarding such restricted exemptions.

12. Notwithstanding subdivision two of this section, where a county, city, town, village or school district adopts restricted exemptions pursuant to subdivision ten of this section, the law or resolution may provide that such exemptions shall be computed pursuant to the following accelerated strategic exemption schedule:

<u>Year of exemption</u>	<u>Percentage of exemption</u>
1	50
2	50
3	50
4	40
5	30
6	20
7	10
8	10
9	10
10	5

Provided however, that such law or resolution shall:

(i) contain findings that the adoption of this accelerated strategic exemption schedule is necessary to encourage targeted economic development, create or retain permanent private sector jobs, and that the value of the exemptions to be provided is justified by the need to provide employment opportunities and broaden the tax base; and

(ii) limit the applicability of such schedule to projects where the cost of such construction, alteration, installation or improvement exceeds the sum of fifty thousand dollars; and

(iii) provide that such exemptions are restricted by geographic areas and/or groups and major divisions as is provided by subdivision ten of this section.

§ 4. This act shall take effect on the first day of January next succeeding the date on which it shall have become a law.

## **APPENDIX C**

### **SUFFOLK COUNTY RESOLUTIONS**

**RESOLUTION NO. 330-1999, ADOPTING LOCAL LAW  
NO. 15 - 1999, A LOCAL LAW ADOPTING A TARGETED  
BUSINESS INVESTMENT REAL PROPERTY TAX  
EXEMPTION**

**WHEREAS**, there was duly presented and introduced to this County Legislature at a regular meeting held on \_\_\_\_\_, 1999, a proposed local law entitled "A LOCAL LAW ADOPTING A TARGETED BUSINESS INVESTMENT REAL PROPERTY TAX EXEMPTION," and said local law in final form is the same as when presented and introduced; now, therefore, be it

**RESOLVED**, that said local law be enacted in form as follows:

**LOCAL LAW NO. 15 - 1999, SUFFOLK COUNTY, NEW YORK**

**A LOCAL LAW ADOPTING A TARGETED BUSINESS INVESTMENT REAL  
PROPERTY TAX EXEMPTION**

**BE IT ENACTED BY THE COUNTY LEGISLATURE OF THE COUNTY OF  
SUFFOLK**, as follows:

**Section 1. Legislative Intent**

Chapter 305 of the Laws of 1994 of the State of New York provided counties the flexibility and authority to target property tax abatements to key industries. It established the framework for counties to work with other local governments (towns, villages and school districts) to encourage economic development which is consistent with the master plans of their communities and crafted in conformity with the needs of their residents, businesses and environment.

This action by the New York State Legislature amended NYS Real Property Tax Law Section 485-b. The prior business investment abatement program authorized under Real Property Tax Law Section 485-b was an inefficient mechanism for encouraging appropriate local economic development. The old law mandated an "all or nothing" standard for commercial industrial tax abatements; it required that local government provide an exemption to all businesses or they fully opt out of participation in the program. The amended 485-b statute now offers local governments a realistic mechanism for attracting and encouraging business growth and allows all locales to target incentives to businesses that make improvements to real property in distressed or blighted commercial areas.

Pursuant to Chapter 305 of the Laws of 1994 of the State of New York, this Legislature adopted Local Law 9-1995 which established an Industrial and Commercial Incentive Board (ICIB) for the purpose of presenting a Strategic Industries Property Tax Abatement Plan. The Board has presented such a plan, with the full cooperation of the towns within the County of Suffolk affected by said plan. This Legislature finds that the plan is the product of the research and study conducted by the Planning and Economic Development

Professionals employed by the towns affected, acting in consultation with the County Department of Economic Development and the Industrial and Commercial Incentive Board and is in harmony with the findings of the Long Island Regional Planning Board.

Chapter 305 of the Laws of 1994 of the State of New York further provided that this Legislature, may after the presentation of the findings of the Industrial and Commercial Incentive Board, adopt by resolution a restricted real property tax exemption targeted to specific divisions and major groups as defined in the Standard Industrial Classification (SIC) Manual published by the United States Government and further restricted to specific geographic areas identified in the plan presented by the ICIB.

This Legislature finds that the plan presented will encourage the investment of small businesses which may not avail themselves of the benefits available to larger businesses through the government Industrial Development Agencies.

This Legislature further finds that public investment in this program will encourage private investment thereby benefiting all of the residents of Suffolk County by the creation of retention of private sector jobs.

This Legislature finds that these exemptions are necessary to encourage targeted economic development and the value of the exemptions is justified by the need to provide employment opportunities and broaden the tax base. These targeted exemptions will particularly aid in the revitalization of downtown areas.

#### Section 2. Applicability of Tax Exemptions

- (a) Real Property constructed, altered, installed or improved subsequent to the effective date of this Local Law for the purpose of commercial, business or industrial activity and which is contained within the geographic areas and/or groups and major divisions described in the attachments annexed hereto and made a part hereof shall be eligible for an exemption from taxation and special ad valorem levies from each town, village, school district located within the area within which said exemption shall apply unless such town or village, by local law, or such school district, by resolution, shall determine that such exemptions shall not be applicable to its tax and ad valorem levies.
- (b) The exemptions described in subsection (a) above shall only apply to those projects where the cost of such construction, alteration, installation or improvement exceeds the sum of fifty thousand dollars (\$50,000). The amount of the exemption shall be calculated by taking the increase in the assessed value of such real property attributable to such construction, alteration, installation or improvement and reducing that increase in the assessed value of such real property, on a declining percentage basis, pursuant to the schedule set forth in subsection (c) below.
- (c) The exemptions described in subsection (a) shall be computed pursuant to the following accelerated strategic exemption schedule:

Year of exemption

Percentage of exemption

1	50
2	50
3	50
4	40
5	30
6	20
7	10
8	10
9	10
10	5

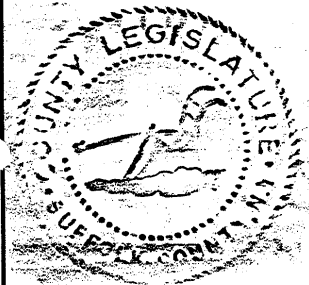
Section 3. Severability

If any clause, sentence, paragraph, subdivision or part of this Article or the application thereof to any person, firm or corporation, or circumstance, shall be adjudged by any court of competent jurisdiction to be invalid or unconstitutional, such judgment shall not affect, impair or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, or part of this Article; or in its application to the person, firm or corporation, or circumstance, directly involved in the controversy in which such judgment shall be rendered.

Section 4. SEQRA Determination

This Legislature, being the State Environmental Quality Review Act (SEQRA) lead agency, hereby finds and determines that this law constitutes a Type II action pursuant to Section 617.5(c)(21) of the Title 6 of the NEW YORK CODE OF RULES AND REGULATIONS (6 NYCRR) and within the meaning of Section 8-0109(2) of the NEW YORK ENVIRONMENTAL CONSERVATION LAW as a promulgation of regulations, rules, policies, procedures and legislative decisions in connection with continuing agency administration, management and information collection. The Suffolk County Council on Environmental Quality (CEQ) is hereby directed to circulate any appropriate SEQRA notices of determination of non-applicability or non-significance in accordance with this law.

SUFFOLK COUNTY  
County Legislature  
RIVERHEAD, N.Y.



**This is to Certify That I,** HENRY L. BARTON, JR., Clerk of the County Legislature of the County of Suffolk, have compared the foregoing copy of resolution with the original resolution now on file in this office, and which was duly adopted by the County Legislature of said County on **April 20, 1999** and that the same is a true and correct transcript of said resolution and of the whole thereof.

**In Witness Whereof,** I have hereunto set my hand and the official seal of the County Legislature of the County of Suffolk.

  
Clerk of the County Legislature

**RESOLUTION NO. 48 - 1995, ADOPTING LOCAL LAW  
NO. 9 - 1995, A LOCAL LAW ESTABLISHING AN  
INDUSTRIAL AND COMMERCIAL INCENTIVE BOARD**

WHEREAS, there was duly presented and introduced to this County Legislature at a regular meeting held on \_\_\_\_\_, 1995, a proposed local law entitled "A LOCAL LAW ESTABLISHING AN INDUSTRIAL AND COMMERCIAL INCENTIVE BOARD" and said local law in final form is the same as when presented and introduced; now, therefore, be it

RESOLVED, that said Local Law be enacted as follows:

**LOCAL LAW NO. 9 - 1995, SUFFOLK COUNTY, NEW YORK**

**A LOCAL LAW ESTABLISHING AN INDUSTRIAL AND COMMERCIAL INCENTIVE BOARD, as follows:**

**Section 1. Legislative Intent**

The purpose of this local law is to provide the County of Suffolk with the flexibility and authority needed to target property tax abatements to key industries and areas, pursuant to Chapter 305 of the Laws of 1994. Representatives of the County, its towns, villages, and school districts will work cooperatively in the development of a real property tax abatement plan. This plan will identify the various types of commercial, business and industrial real property which will be eligible for the exemption and make recommendations as to the geographic areas in which such businesses could be located. This abatement program will help revitalize the construction industry in the County of Suffolk and provide employment opportunities in the new or expanded businesses.

**Section 2. appointments to the Industrial and Commercial Incentive Board**

A. Pursuant to Chapter 305 of the Laws of 1994, there shall be created an Industrial and Commercial Incentive Board.

B. The members of the Industrial and Commercial Incentive Board shall be appointed as follows:

1. Three (3) representatives of the County: the appointment of one (1) shall be reserved to the County Executive who shall serve as chair, and one (1) each for the majority and minority parties of the Legislature; and

2. One (1) representative for each of the towns located within the County upon the recommendation of the supervisor; and

3. One (1) representative to collectively represent all of the villages located within the County upon the recommendation of the mayors of the villages located in the County; and

4. One (1) representative to collectively represent all of the school districts located within the County upon the recommendation of the County School Boards Association.

C. The members of the Industrial and Commercial Incentive Board shall serve at the pleasure of the governing body which they represent.

D. The members of the Industrial and Commercial Incentive Board shall serve without salary, but the Legislature may entitle each such member to reimbursement for his or her actual and necessary expenses incurred in the performance of his or her duties.

**Section 3. Duties and Responsibilities of the Industrial and Commercial Incentive Board**

A. The Industrial and Commercial Incentive Board shall present a plan to the Legislature concerning the various types of business real property which should be granted eligibility for an exemption pursuant to applicable State law.



B. Such plan shall make recommendations concerning the applicability of the exemption to specific divisions and major groups, as defined in the Standard Industrial Classification Manual published by the United States Government.

C. Such plan shall also make a recommendation as to whether the exemption be computed as provided in subdivision two (2) or subdivision twelve (12) of Chapter 305 of the Laws of 1994.

D. In addition, such plan shall identify specific geographic areas within which such exemptions should be offered.

E. In developing the required plan, the Industrial and Commercial Incentive Board shall consider the planning objectives of each municipality within which such exemptions may be offered, the necessity of the exemption to the attraction or retention of such business and the economic benefit to the area of providing exemptions to various types of businesses.

#### Section 4. Restrictions on Real Property Eligible to Receive Exemption

A. The County may, by subsequent local law, restrict real property eligible to receive the exemption to real property constructed, altered, installed or improved for those purposes identified in the plan presented by the Industrial and Commercial Incentive Board.

B. Such law shall identify the specific divisions and major groups, as defined in the Standard Industrial Classification Manual published by the United States Government, to which the exemption shall be applicable. Such law shall also restrict the availability of such exemption to the specific geographic areas identified in the plan presented by the Industrial and Commercial Incentive Board.

#### Section 5. Restrictions Applicable to Taxes and Special Ad Valorem Levies

A. Where the County restricts exemptions pursuant to the recommendations of the Industrial and Commercial Incentive Board, such restricted exemptions shall be applicable to taxes and special ad valorem levies of each town, village, and school district located within the area within which the restricted exemptions are offered by the County, unless such town or village shall, by law, or such school district shall, by resolution, determine that such restricted exemptions shall not be applicable to its tax and ad valorem levies. Upon adoption of such law, the County shall notify each affected town, village and school district of its actions and inform them of their options regarding such restricted exemptions.

#### Section 6. Accelerated Strategic Exemption Schedule

A. Where the County adopts restricted exemptions, the law may provide that such exemptions shall be computed pursuant to the following accelerated strategic exemption schedule:

<u>Year of Exemption</u>	<u>Percentage of Exemption</u>
1	50
2	50
3	50
4	40
5	30
6	20
7	10
8	10
9	10
10	5

Provided, however, that such law shall:

1. Contain findings that the adoption of this accelerated strategic exemption schedule is necessary to encourage targeted economic development, create or retain permanent private sector jobs, and that the value of the exemptions to be provided is justified by the need to provide employment opportunities and broaden the tax base; and

2. Limit the applicability of such schedule to projects where the cost of such construction, alteration, installation or improvement exceeds the sum of fifty thousand dollars (\$50,000.00); and

3. Provide that such exemptions are restricted by geographic areas and/or groups and major divisions as is provided by subdivision ten of Chapter 305 of the Laws of 1994.

#### Section 7. Commencement of Effectiveness of Exemptions

A. The County of Suffolk may, by local law, establish a date for the commencement of effectiveness of exemptions offered pursuant to Chapter 305 of the Laws of 1994 and may provide that the provisions shall apply only to construction, alteration, installation or improvements having a greater value than that specified by subdivision two of Chapter 305 of the Laws of 1994 provided, however, that such amount shall not exceed fifty thousand dollars (\$50,000.00).

#### Section 8. Severability


If any clause, sentence, paragraph, subdivision or part of this Article or the application thereof to any person, firm or corporation, or circumstance, shall be adjudged by any court of competent jurisdiction to be invalid or unconstitutional, such judgment shall not affect, impair or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, or part of this Article; or in its application to the person, firm or corporation, or circumstance, directly involved in the controversy in which such judgment shall be rendered.

#### Section 9. Effective Date

This law shall take effect immediately upon filing in the Office of the Secretary of State.

DATED: January 24, 1995

APPROVED BY:

  
County Executive of Suffolk County

Date of Approval: 2/9/95



**RESOLUTION NO. 998 - 2001 ADOPTING LOCAL LAW  
NO. - 2001, A LOCAL LAW ADOPTING AN  
AMENDED TARGETED BUSINESS INVESTMENT REAL  
PROPERTY TAX EXEMPTION PLAN**

**WHEREAS**, there was duly presented and introduced to this County Legislature at a regular meeting held on , 2001, a proposed local law entitled "A LOCAL LAW ADOPTING AN AMENDED TARGETED BUSINESS INVESTMENT REAL PROPERTY TAX EXEMPTION PLAN", and said local law in final form is the same as when presented and introduced; now, therefore, be it

**RESOLVED**, that said local law be enacted in form as follows:

**LOCAL LAW NO. - 2001, SUFFOLK COUNTY, NEW YORK**

**A LOCAL LAW ADOPTING AN AMENDED TARGETED BUSINESS  
INVESTMENT REAL PROPERTY TAX EXEMPTION PLAN**

**BE IT ENACTED BY THE COUNTY LEGISLATURE OF THE COUNTY OF  
SUFFOLK**, as follows:

**Section 1. Legislative Intent**

Pursuant to Chapter 305 of the Laws of 1994 of the State of New York, this Legislature adopted Local Law No. 9-1995 which established an Industrial and Commercial Incentive Board (ICIB) for the purpose of presenting a Strategic Industries Property Tax Abatement Plan. This plan was adopted as Local Law No. 15-1999 by the Suffolk County Legislature.

The Industrial and Commercial Incentive Board met on May 22, 2001 and adopted four amendments to the approved Strategic Industries Property Tax Abatement Plan. The amendments are:

1. Town of Brookhaven: Expand the Incentive area to include all retail and commercial properties fronting on the Montauk Highway (27A) from the easterly boundary line of the Incorporated Village of Patchogue, proceeding east to County Road 101, inclusive of the northeast corner of Montauk Highway and County Road 101 (S.C. Tax Map #0200-977.70-01.00-012.000 and 013.001).

2. Village of Patchogue: Amend their current Incentive Plan to limit the targeted areas to BID Zone 1, the business corridor, and BID Zone 2, the river corridor, and to change their designation of eligible businesses.

3. Town of Southampton: Add the Flanders/Riverside area.

The Industrial Commercial Incentive Board finds that these amendments will provide benefits targeted to the specific locales and industries within.

This Legislature finds; that the amended plan presented will encourage the investment of small businesses which may not avail themselves of the benefits available to larger businesses through Industrial Development Agencies.

This Legislature further finds that public investment in this program will encourage private investment thereby benefitting all of the residents of Suffolk County by the creation or retention of private sector jobs.

Therefore, the purpose of this law is to amend the Strategic Industries Property Tax Abatement Plan adopted pursuant to Local Law No. 15-1999.

## Section 2. Amendment to Strategic Industries Property Tax Abatement Plan

The Strategic Industries Property Tax Abatement Plan adopted pursuant to Local Law No. 15-1999 is hereby amended as described in the attachments annexed hereto and made a part hereof.

## Section 3. Applicability of Tax Exemptions

Real Property constructed, altered, installed or improved subsequent to the effective date of this Local Law for the purpose of commercial, business or industrial activity and which is contained within the geographic areas and/or groups and major divisions described in Section 2 shall be eligible for an exemption from taxation and special ad valorem levies in accordance with the provisions of Local Law No. 15-1999.

## Section 4. Ratification

Except as herein amended, all other portions, provisions and terms of the Strategic Industries Property Tax Abatement Plan adopted pursuant to Local Law No. 15-1999 are hereby ratified and confirmed to be in full force and effect.

## Section 5. Severability

If any clause, sentence, paragraph, subdivision, section, or part of this law or the application thereof to any person, individual, corporation, firm, partnership, entity, or circumstance shall be adjudged by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair, or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, section, or part of this law, or in its application to the person, individual, corporation, firm, partnership, entity, or circumstance directly involved in the controversy in which such order or judgment shall be rendered.

## Section 6. SEQRA Determination

This Legislature, being the State Environmental Quality Review Act (SEQRA) lead agency, hereby finds and determines that this law constitutes a Type II action pursuant to Section 617.5(c)(20) AND (27) of the Title 6 of the NEW YORK CODE OF RULES AND REGULATIONS (6NYCRR) and within the meaning of Section 8-0109(2) of the NEW YORK ENVIRONMENTAL CONSERVATION LAW as a promulgation of regulations, rules, policies, procedures and legislative decisions in connection with continuing agency administration and management. The Suffolk County Council on Environmental Quality (CEQ) is hereby directed

to circulate any appropriate SEQRA notices of determination of non-applicability or non-significance in accordance with this law.

Section 7. Effective Date

This law shall take effect immediately upon filing in the Office of the Secretary of State.

DATED: October 23, 2001

APPROVED BY:

  
County Executive of Suffolk County

Date of Approval: 11/7/01

